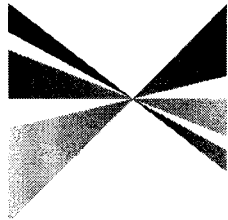


SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

Main Office

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Orange County Transportation Authority: Lou Correa, County of Orange

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

MEETING OF THE

COMMUNITY, ECONOMIC, & HUMAN DEVELOPMENT COMMITTEE

NEW LOCATION & TIME

Thursday, May 5, 2005

10:00 a.m. – 11:30 a.m.

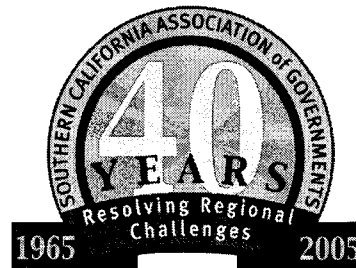
**Los Angeles Athletic Club
431 West 7th Street
Los Angeles, California 90014
213.625.2211**

MAP ENCLOSED

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Laverne Jones at 213.236.1857 or jones@scag.ca.gov

Agendas and Minutes for the Community, Economic, and Human Development Committee are also available at: www.scag.ca.gov/committees/cehd.htm

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. If you require such assistance, please contact SCAG at (213) 236-1868 at least 72 hours in advance of the meeting to enable SCAG to make reasonable arrangements. To request documents related to this document in an alternative format, please contact (213) 236-1868.



Celebrating 40 Years of Progress

The Los Angeles Athletic Club

is located at:

431 West Seventh Street

Los Angeles, CA 90014

Main Phone: **213-625-2211**

From 110 Freeway – North and South

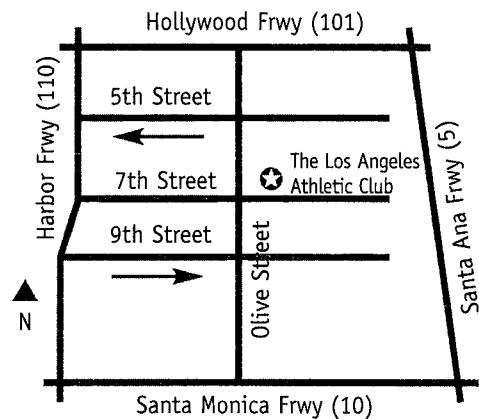
Stay in right lane and **EXIT at Ninth Street**.

Follow **Ninth Street EAST** 6 blocks to Olive Street.

TURN LEFT onto **Olive Street** and stay in right lane.

Proceed 2 blocks to **Seventh Street**.

Cross Seventh Street. Parking garage is the first driveway **on the right**. The parking garage address is 646 South Olive Street.



Public Transit Options from Union Station

Take the **“B” Dash** on Alameda Street across from the station and debark at **7th & Olive**.

Take the **Red Line** and debark 3 stops later at the **7th Street/Metro Center Station**.

Follow signs to the **Hope Street/7th Street exit** and continue walking **EAST**. The Athletic Club is one block past Grand Avenue on 7th.

COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

AGENDA

PAGE #

TIME

1.0 CALL TO ORDER & PLEDGE OF
ALLEGIANCE

Councilmember
Robertson, Chair

2.0 PUBLIC COMMENT PERIOD

Members of the public desiring to speak on an agenda item or items not on the agenda, but within the purview of the Committee, must fill out and present a speaker's card to the Assistant prior to speaking. A speaker's card must be turned in before the meeting is called to order. Comments will be limited to three minutes. The chair may limit the total time for all comments to twenty (20) minutes.

3.0 REVIEW and PRIORITIZE AGENDA ITEMS

4.0 CONSENT CALENDAR

4.1 Approval Item

4.1.1 Approve Minutes of April 7, 2005
Attachment

01

4.2 Receive and File

4.2.1 State and Federal Legislative Matrix
Attachment

05

4.2.2 SCAG Future Events Calendar
Attachment

23



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

AGENDA

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TIME

4.2.3 Compass 2% Strategy Suite of Services
Technical Training Sessions Schedule
Attachment

26

In June, the Compass Team will be hosting a series of training sessions for local government staff to learn new computer applications for planning. The tentative schedule is attached.

5.0 **ACTION ITEMS**

5.1 2% Strategy Demonstration Projects/
Suite of Services Selection Criteria
Attachment

John Fregonese 29
FCA

20 minutes

To ensure the appropriate resources are available, selection criteria will be used to prioritize applications from local governments to be 2% Strategy Demonstration Projects and to utilize SCAG staff resources to assist with the Suite of Services.

Recommended Action: Approve selection criteria.



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

AGENDA

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TIME

- 5.2 Housing and Transportation Legislative Package: SB 832, SB 575, SB 44 and SB 521
Attachment

Tonya Gorham 33
SCAG Staff

15 minutes

Staff will present package of Housing and Transportation bills introduced in the State Senate in an effort to combat sprawl, reduce traffic, maintain open space and improve air quality.

Recommended Action: Support in concept.

6.0 INFORMATION ITEMS

- 6.1 Compass Partnership
Attachment

Mark Batula 60
SCAG Staff

10 minutes

The Compass Partnership (Task Force) is being established as a body of public and private sector representative to assist in Compass implementation.

- 6.2 Results of the 5th Annual Regional Housing Summit

Joe Carreras
SCAG Staff

10 minutes

The Housing Summit was held on April 21, 2005, in Monrovia. Staff and the subcommittee will present an overview and preliminary result of the Summit.



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS

COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

AGENDA

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TIME

- 6.3 Status Report re: 2007 RTP Growth Forecast: Recent Trends in Population and Employment and Implications for 2007 RTP Growth Forecast Attachment

Frank Wen
SCAG Staff

63

10 minutes

Staff will brief the CEHD Committee regarding the progress of the 2007 RTP Growth Forecast Process.

- 6.4 Briefing on the California Economic Strategy Panel

Bruce DeVine
SCAG Staff

5 minutes

Bruce DeVine serves as a Technical Advisor to the Strategy Panel. He will brief the Committee on the Panel's work plan and priorities for 2005-2006.

- 6.5 Pre-planning for the November 2005 Economic Forecast Conference

Bruce DeVine
SCAG Staff

5 minutes

Staff is considering alternative approaches for the format of the annual Economic Forecast Conference and would like to initiate a discussion with the Committee.

7.0 CHAIR'S REPORT

Councilmember
Robertson, Chair

8.0 STAFF REPORT

Lynn Harris
SCAG Staff

5 minutes

9.0 FUTURE AGENDA ITEMS

Any Committee members or staff desiring to place items on a future agenda may make such request. Comments should be limited to three (3) minutes.



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS

COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT COMMITTEE

AGENDA

PAGE #

TIME

10.0 ANNOUNCEMENTS

11.0 ADJOURNMENT

The next meeting of the Community, Economic, and Human Development Committee will be held on Thursday, June 2, 2005.



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

v

Community, Economic, & Human Development Committee
April 7, 2005

Action Minutes

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE ENERGY AND ENVIRONMENT COMMITTEE. AUDIO CASSETTE TAPE OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN SCAG'S OFFICE.

The Community, Economic, & Human Development Committee held its meeting at SCAG Offices downtown Los Angeles. The meeting was called to order by Chair Robertson, at 10:32 a.m. There was a quorum.

Members Present

Arguello, Daniel
Bowlen, Paul (**Vice Chair**)
Campbell, Todd
Hofmeyer, Daryl
Jasper, Timothy
Krause, Mary Ann
Loveridge, Ronald
Nowatka, Paul
Richardson, Laura
Robertson, Deborah (**Chair**)

SGVCOG
City of Cerritos
City of Burbank
City of Paramount
City of Apple Valley
City of Santa Paula
City of Riverside
City of Torrance
City of Long Beach
SANBAG Subregion

Members Not Present

Alberg, Lyle
Coerper, Gil (Excused Absense)
Davert, Doug
Dispenza, Mike
Foat, Ginny
Longville, Susan
Lutz, Mary Ann
McCallon, Larry
McCullough, Kathryn (Excused Absense)
McSweeney, Susan
Norby, Chris
Perry, Jan
Poe, Marilyn (Excused Absense)
Reyes, Ed
Shields, M. Jo
White, Charles (Excused Absense)
Yousefian, Bob

WRCOG Subregion
City of Huntington Beach
City of Tustin
City of Palmdale
CVAG Subregion
SANBAG Subregion
City of Monrovia
City of Highland
OCCOG
City of Westlake
Orange County
City of Los Angeles
City of Los Alamitos
City of Los Angeles
City of Brawley
WRCOG Subregion
City of Glendale

Community, Economic, & Human Development Committee
April 7, 2005

Action Minutes

1.0 CALL TO ORDER

Chair Deborah Robertson called the meeting to order at 10:32 a.m. Chair Robertson welcomed Mayor Timothy Jasper of Apple Valley to the Committee who will formally be appointed to the CEHD at the Regional Council meeting later in the afternoon. The Chair also welcomed Mayor Mary Ann Krause to the Committee.

2.0 PUBLIC COMMENT PERIOD

None

3.0 REVIEW AND PRIORITIZE AGENDA ITEMS

4.0 CONSENT CALENDAR

Member Daniel Arguello requested review of the minutes before action was taken on the consent calendar. He noted the minutes stated as fact the decision regarding the 710 Freeway extension but that in reality a final decision has not been made.

The following consent calendar items were then approved with an amendment to the Minutes page 3, 2nd paragraph, regarding the 710 Freeway extension. The amendment deletes the statement "that extension is no longer going to be put on the surface...." and is replaced with "no decision has been made on the 710 tunnel." With the amendment to the minutes it was moved by Vice Chair Bowlen and seconded by Councilmember Campbell to approve the consent calendar without objection.

4.1 Approval Item

4.1.1 Minutes of the March 7, 2005 meeting

4.2 Receive and File

4.2.1 State and Federal Legislative Matrix

4.2.2 SCAG Future Events Calendar

Community, Economic, & Human Development Committee
April 7, 2005

Action Minutes

4.2.3 2007 RTP Growth Forecast Update
Request for Assistance from
Subregions

At the request of the Chair, Lynn Harris, SCAG Staff, summarized the transmittal letter for the 2007 RTP Growth Forecast Update-Request for assistance from Subregions, sent to all subregions on March 10, 2005. Ms. Harris asked if the Committee had any questions; there were none.

6.0 INFORMATION ITEMS

6.2 Regional Comprehensive Plan—Land Use and Housing Chapters

Jacob Lieb, SCAG Staff, outlined the physical set up of the Regional Comprehensive Plan (RCP) chapters and briefly discussed the intent and purpose of the land use and housing chapters. He noted the RCP was an ongoing work effort and would be back to CEHD in the near future.

6.1 5th Annual Regional Housing Summit: Housing Outside of the Box

Joe Carreras, SCAG staff, gave an update on the proposed program of the 5th Annual Regional Housing Summit. The event is scheduled for April 21st, 2005 at the Monrovia Community Center. Chair Robertson complimented staff and the subcommittee on the work they had put into the organization of the Housing Summit and urged all committee members to attend.

5.0 ACTION ITEMS

5.1 Nomination of Regional Champion Award

Chair Robertson began the discussion by asking for any other nominees for the Regional Champion Award. Chair Robertson presented copies of resumes for the two nominees Tony Bushala submitted by Supervisor Chris Norby, and Randall W. Lewis submitted by Chair Robertson. There were no other nominees.

The Chair asked if anyone had comments on behalf of Mr. Bushala. There were none.

Chair Robertson gave a brief description of Mr. Lewis' accomplishments including his involvement in the Lewis Operating Corporation, where he is Principal and Executive Vice President. He is currently involved in master planning over a dozen new communities totaling nearly 40,000 residences, as well as schools, parks, and community servicing retail. Chair Robertson considers Mr. Lewis a developer in the real estate industry but also as a premier planner in the region in terms of looking at smart growth and quality of life in the community.

Community, Economic, & Human Development Committee
April 7, 2005

Action Minutes

Action: It was moved by Mayor Loveridge and seconded by Councilmember Richardson to recommend Regional Council approval of Randall Lewis as the CEHD nominee for the Regional Champion Award.

7.0 CHAIR'S REPORT

None

8.0 STAFF REPORT

9.0 FUTURE AGENDA ITEMS

None

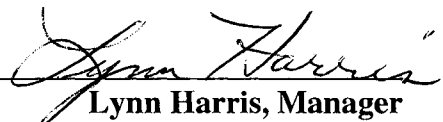
10.0 ANNOUNCEMENTS

- 10.1 Mark Butala, SCAG Staff, introduced the upcoming UCLA Extension Smart Growth Conference on May 18 at the Wilshire Grand in downtown Los Angeles. The theme is "Waging the Battle against Dumb Growth and Bankrupt cities." Mr. Butala reported that as a conference participant, SCAG will reimburse registration costs for 20 to 25 of SCAG's members. To register, members can contact Mark at butala@scag.ca.gov or (213) 236-1945.

11.0 ADJOURNMENT

It was moved by Vice Chair Bowlen and seconded by Councilmember Hofmeyer to adjourn at 10:55 a.m. The next CEHD meeting will be held at 10:00 a.m., Thursday, May 5, 2005 at the Los Angeles Athletic Club.

Action Minutes Approved by:


**Lynn Harris, Manager
Community Development**

MEMO

DATE: May 5, 2005

TO: The Regional Council
The Community Economic and Human Development Committee
The Energy and Environment Committee
The Transportation and Communications Committee (TCC)

FROM: Charlotte Pienkos, Government Affairs Analyst
Phone: (213) 236-1811 E-Mail: pienkos@scag.ca.gov

SUBJECT: State and Federal Legislative Matrix

Since the April 7th meetings of the Regional Council and the policy committees, the State Legislature has accelerated its policy committee bill review since the conclusion of Spring Recess. Policy committees must report non-fiscal bills introduced in their house by tomorrow, May 6th. Fiscal committee review will take place thereafter, punctuated with the May 9th release of the Governor's Mid-Year Budget Revision, and must conclude by May 27th.

As of this writing on April 14th, SCAG is monitoring 266 state and federal bills. Of those generating the most interest are the Governor's GoCalifornia bills, the Assembly Democrats' transportation package (not yet introduced), and bills related to goods movement financing. At the federal level, the passage of TEA-LU occurred on March 10th. The Senate will take up SAFETEA in April, with a conference anticipated in May. Speculation has begun that another extension will be necessary to complete the negotiations, delaying the enactment of the reauthorization until June or July.



Private file: EconomicDevelopment

CA AB 261	AUTHOR: Koretz (D) TITLE: Film California First Program INTRODUCED: 02/08/2005 DISPOSITION: Pending LOCATION: ASSEMBLY SUMMARY: Expresses the intent of the Legislature to restore state funding to the Film California First Program, established within the Business, Transportation and Housing Agency. STATUS: 02/08/2005 INTRODUCED. Subject: EconDevel
CA AB 285	AUTHOR: Haynes (R) TITLE: Economic Development FISCAL COMMITTEE: no URGENCY CLAUSE: no INTRODUCED: 02/09/2005 DISPOSITION: Pending LOCATION: ASSEMBLY SUMMARY: State the intent of the Legislature to enact the necessary statutory changes to authorize the Business, Transportation and Housing Agency to encourage the investment of venture capital in economically depressed areas of the state. STATUS: 02/09/2005 INTRODUCED. Subject: EconDevel
CA AB 402	AUTHOR: Dymally (D) TITLE: Borders: Mexico FISCAL COMMITTEE: no URGENCY CLAUSE: no INTRODUCED: 02/15/2005 DISPOSITION: Pending LOCATION: ASSEMBLY SUMMARY: Makes a technical, nonsubstantive change in existing law that establishes in state government an Office of California-Mexico Affairs, which includes the operations of the Commission of the Californias and the California Office of the Southwest Border Regional Conference. STATUS: 02/15/2005 INTRODUCED. Subject: EconDevel
CA AB 559	AUTHOR: Emmerson (R) TITLE: Redevelopment: Funds INTRODUCED: 02/16/2005 DISPOSITION: Pending LOCATION: ASSEMBLY SUMMARY: Makes technical, nonsubstantive changes in the provision that authorizes a redevelopment agency to pledge its tax increment revenues for the payment on loans, advances or indebtedness. STATUS: 02/16/2005 INTRODUCED. Subject: EconDevel
CA AB 623	AUTHOR: Gordon (D) TITLE: Redevelopment: Los Angeles Air Force Base INTRODUCED: 02/17/2005 DISPOSITION: Pending LOCATION: Assembly Local Government Committee SUMMARY: Authorizes the legislative bodies of communities located in Los Angeles County to adopt ordinances to expend their tax-increment moneys outside of their territorial jurisdiction to

implement the Los Angeles Air Force Base Retention Program through the formation of a separate joint powers entity, as specified.

STATUS:

03/17/2005

To ASSEMBLY Committee on LOCAL GOVERNMENT.

Subject:

EconDevel

CA AB 732

AUTHOR:

Leslie (R)

TITLE:

Economic Development: Neighborhoods

INTRODUCED:

02/17/2005

DISPOSITION:

Pending

LOCATION:

Assembly Jobs, Economic Development and The Economy Committee

SUMMARY:

Enacts the Neighborhood Initiative that would require the Governor to designate an agency that would designate, and annually recertify, 25 renewal communities within the state, subject to specified criteria, to be linked with available federal funding, public or private resources, and specified state resources.

STATUS:

03/30/2005

To ASSEMBLY Committee on JOBS, ECONOMIC DEVELOPMENT AND THE ECONOMY.

Subject:

EconDevel

CA AB 1395

AUTHOR:

Nunez (D)

TITLE:

California-Mexico Relations

INTRODUCED:

02/22/2005

DISPOSITION:

Pending

COMMITTEE:

Assembly Jobs, Economic Development and The Economy Committee

HEARING:

04/19/2005 9:00 am

SUMMARY:

Requires the Secretary of Business, Transportation and Housing to coordinate an interagency California Mexico Relations Ten year Plan to be submitted to the Governor and the Legislature no later than July 1, 2006.

STATUS:

03/14/2005

To ASSEMBLY Committee on JOBS, ECONOMIC DEVELOPMENT AND THE ECONOMY.

Subject:

EconDevel

CA AB 1562

AUTHOR:

Assembly Jobs, Economic Development and The Economy Committee

TITLE:

International Trade

INTRODUCED:

02/22/2005

DISPOSITION:

Pending

COMMITTEE:

Assembly Jobs, Economic Development and The Economy Committee

HEARING:

04/19/2005 9:00 am

SUMMARY:

Requires the Business, Transportation and Housing Agency to be responsible for coordinating and conducting international trade and investment programs and activities in the state. Requires the secretary, upon the direction of the Governor, to establish a California Office of Global Trade and Investment in the agency, and sets forth the duties of the office in carrying out the agency's responsibilities with respect to international trade and investment in the state.

STATUS:

03/17/2005

To ASSEMBLY Committee on JOBS, ECONOMIC DEVELOPMENT AND THE ECONOMY.

Subject:

EconDevel, Transport

CA SB 6

AUTHOR:

Ducheny (D)

TITLE:

Enterprise Zones: Designation Period

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

yes

INTRODUCED:

12/06/2004

LAST AMEND:

03/07/2005

DISPOSITION:

Pending

COMMITTEE:

Senate Revenue and Taxation Committee

HEARING:

04/27/2005 1:30 pm

SUMMARY:

Relates to the Enterprise Zone Act designations by the Department of Housing and Community Development. Specifies that the designation period of any enterprise zone may total 20 years,

subject to certain conditions.

STATUS:

03/15/2005

From SENATE Committee on TRANSPORTATION AND HOUSING: Do pass to Committee on REVENUE AND TAXATION.

Subject:

EconDevel

CA SB 58

AUTHOR:

Murray (D)

TITLE:

Economic Development: Motion Picture Production

FISCAL COMMITTEE:

no

URGENCY CLAUSE:

no

INTRODUCED:

01/12/2005

DISPOSITION:

Pending

LOCATION:

Senate Rules Committee

SUMMARY:

Expresses the intent of the Legislature to discourage the practice of producing and filming motion pictures outside the state.

STATUS:

01/27/2005

To SENATE Committee on RULES.

Subject:

EconDevel

CA SB 254

AUTHOR:

Torlakson (D)

TITLE:

Economic Development

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

02/15/2005

LAST AMEND:

04/12/2005

DISPOSITION:

Pending

LOCATION:

Senate Revenue and Taxation Committee

SUMMARY:

Authorizes the Department of Housing and Community Development to charge a fee in connection with the costs of administering provisions relating to the targeted tax area program and the Local Agency Military Base Recovery Act, and requires the department to also assess an enterprise zone, a manufacturing enhancement area, a targeted tax area, and a local agency military base recovery area (LAMBRA) the same fee of not more than \$10. Requires the development of tax certificates.

STATUS:

04/12/2005

In SENATE. Read second time and amended. Re-referred to Committee on REVENUE AND TAXATION.

Subject:

EconDevel

CA SB 334

AUTHOR:

Murray (D)

TITLE:

Business Climate in California

INTRODUCED:

02/16/2005

DISPOSITION:

Pending

LOCATION:

Senate Rules Committee

SUMMARY:

Expresses the Legislature's intent to improve the business climate in this state.

STATUS:

02/24/2005

To SENATE Committee on RULES.

Subject:

EconDevel

CA SB 992

AUTHOR:

Ashburn (R)

TITLE:

Economic Development: Military Bases

INTRODUCED:

02/22/2005

DISPOSITION:

Pending

LOCATION:

Senate Rules Committee

SUMMARY:

Makes a technical, nonsubstantive change to the Local Agency Military Base Recovery Area Act. Authorizes local agencies to propose to the Department of Housing and Community Development specific geographic areas to receive regulatory, tax and other governmental program incentives to offset federal military base closures by being designated local agency military base recovery areas.

STATUS:

03/17/2005

To SENATE Committee on RULES.

Subject:

EconDevel

US H 145	SPONSOR:	McHugh (R)
	TITLE:	Economic Grant Program
	INTRODUCED:	01/04/2005
	DISPOSITION:	Pending
	LOCATION:	Multiple Committees
	SUMMARY:	Establishes a grant program to support cluster-based economic development efforts.
	STATUS:	
	01/04/2005	INTRODUCED.
	01/04/2005	To HOUSE Committee on TRANSPORTATION AND INFRASTRUCTURE.
	01/04/2005	Additionally referred to HOUSE Committee on FINANCIAL SERVICES.
US H 614	SPONSOR:	McIntyre (D)
	TITLE:	Free Trade Agreement
	INTRODUCED:	02/08/2005
	DISPOSITION:	Pending
	LOCATION:	Multiple Committees
	SUMMARY:	To amend the Internal Revenue Code of 1986 to provide tax incentives and job training grants for communities affected by the migration of businesses and jobs to Canada or Mexico as a result of the North American Free Trade Agreement.
	STATUS:	
	02/08/2005	INTRODUCED.
	02/08/2005	To HOUSE Committee on WAYS AND MEANS.
	02/08/2005	Additionally referred to HOUSE Committee on EDUCATION AND THE WORKFORCE.
US H 1349	SPONSOR:	Oberstar (DFL)
	TITLE:	Economic Development
	INTRODUCED:	03/16/2005
	DISPOSITION:	Pending
	LOCATION:	Multiple Committees
	SUMMARY:	To amend title 40, United States Code, to provide a comprehensive regional approach to economic and infrastructure development in the most severely distressed regions in the Nation.
	STATUS:	
	03/16/2005	INTRODUCED.
	03/16/2005	To HOUSE Committee on TRANSPORTATION AND INFRASTRUCTURE.
	03/16/2005	Additionally referred to HOUSE Committee on FINANCIAL SERVICES.
	NOTES:	related

Private file: Housing

CA AB 14	AUTHOR:	Harman (R)
	TITLE:	Common Interest Developments: Conversions
	FISCAL COMMITTEE:	no
	URGENCY CLAUSE:	no
	INTRODUCED:	12/06/2004
	DISPOSITION:	Pending
	COMMITTEE:	Assembly Local Government Committee
	HEARING:	04/20/2005 1:30 pm
	SUMMARY:	Requires that a document be recorded certifying the consent of the city or county to a conversion of an existing property into a common interest development of less than 5 units as part of the creation of a development. Prohibits an assessor from taking action on, or assigning parcel numbers for, a common interest development, without receiving a document certifying the consent of the local government.
	STATUS:	
	03/30/2005	From ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT: Do pass to Committee on LOCAL GOVERNMENT.
	Subject:	Housing

CA AB 63	AUTHOR:	Strickland (R)
	TITLE:	Elderly and Disabled Home Improvement Loan Program

FISCAL COMMITTEE: yes
URGENCY CLAUSE: no
INTRODUCED: 12/09/2004
DISPOSITION: Pending
LOCATION: Assembly Housing and Community Development Committee
SUMMARY:

Establishes within the Department of Housing and Community Development the Elderly and Disabled Persons' Revolving Home Improvement Loan Program to provide grants to local public agencies or nonprofit corporations, or to provide no-interest home improvement loans to qualified low- and moderate-income elderly and disabled individuals to assist them with daily activities and prevent injury and to allow them to remain safely in their own homes.

STATUS:
 01/06/2005 To ASSEMBLY Committees on HOUSING AND COMMUNITY DEVELOPMENT and AGING & LONG-TERM CARE.

Subject: Housing

CA AB 350

AUTHOR: Matthews (D)
TITLE: Jobs-Housing Opportunity Zones
FISCAL COMMITTEE: yes
URGENCY CLAUSE: no
INTRODUCED: 02/10/2005
DISPOSITION: Pending
LOCATION: Assembly Appropriations Committee
SUMMARY:

Authorizes counties and cities to create infrastructure financing districts in jobs-housing opportunity zones for the purpose of adopting an infrastructure financing plan to finance public capital facilities for the purpose of mitigating current and future imbalances of jobs and housing in the Counties of Alameda, Contra Costa, Santa Clara, San Joaquin, and Stanislaus. Requires approval of the district by the district's landowners or voters and of the bonds to be issued by the district.

STATUS:
 04/06/2005 From ASSEMBLY Committee on LOCAL GOVERNMENT: Do pass to Committee on APPROPRIATIONS.

Subject: Housing

CA AB 408

AUTHOR: Tran (R)
TITLE: Housing: Financial Discrimination
FISCAL COMMITTEE: yes
URGENCY CLAUSE: no
INTRODUCED: 02/15/2005
DISPOSITION: Pending
COMMITTEE: Assembly Banking and Finance Committee
HEARING: 04/18/2005 4:00 pm
SUMMARY:

Repeals existing law that requires the Secretary of Business, Transportation and Housing to monitor and investigate the lending patterns and practices of financial institutions for compliance with the prohibition against discrimination in the availability of, or in the provision of, financial assistance for the purpose of purchasing, construction, rehabilitation, improving, or refinancing housing accommodations.

STATUS:
 03/14/2005 To ASSEMBLY Committees on BANKING AND FINANCE and JUDICIARY.
Subject: Housing

CA AB 549

AUTHOR: Salinas (D)
TITLE: Affordable Housing
INTRODUCED: 02/16/2005
DISPOSITION: Pending
LOCATION: Assembly Local Government Committee
SUMMARY:

Establishes a pilot program as an alternative means of determining whether a housing element substantially complies with affordable housing provisions by establishing an affordable housing requirement if specified conditions are met by a city or county. Requires a city and county that adopts an alternative production-based certification of its housing element to submit a certification of compliance within 10 days of the adoption of the final draft.

STATUS:

	03/03/2005	To ASSEMBLY Committees on LOCAL GOVERNMENT and HOUSING AND COMMUNITY DEVELOPMENT.
	Subject:	Housing
CA AB 619	AUTHOR:	Leslie (R)
	TITLE:	Common Interest Developments: Assessments
	INTRODUCED:	02/17/2005
	LAST AMEND:	04/07/2005
	DISPOSITION:	Pending
	COMMITTEE:	Assembly Judiciary Committee
	HEARING:	04/26/2005 9:00 am
	SUMMARY:	<p>Gives an owner, for liens records on or after a specified date, the right to require a meeting with the board of directors of the association to dispute the debt. Requires the board to meet with the owner. Requires the notice of delinquent assessment to include a payment plan request form for the owner to request a payment plan. Requires the association to provide the owner with the standards for payment plans and to offer a payment plan. Requires a default notice to be served according to certain methods.</p>
	STATUS:	
	04/07/2005	From ASSEMBLY Committee on JUDICIARY with author's amendments.
	04/07/2005	In ASSEMBLY. Read second time and amended. Re-referred to Committee on JUDICIARY.
	Subject:	Housing
CA AB 782	AUTHOR:	Mullin (D)
	TITLE:	Housing
	FISCAL COMMITTEE:	no
	URGENCY CLAUSE:	no
	INTRODUCED:	02/18/2005
	DISPOSITION:	Pending
	LOCATION:	ASSEMBLY
	SUMMARY:	<p>Makes legislative findings and declarations regarding the need to make more housing available.</p>
	STATUS:	
	02/18/2005	INTRODUCED.
	Subject:	Housing
CA AB 890	AUTHOR:	Cogdill (R)
	TITLE:	Housing
	FISCAL COMMITTEE:	no
	URGENCY CLAUSE:	no
	INTRODUCED:	02/18/2005
	DISPOSITION:	Pending
	LOCATION:	ASSEMBLY
	SUMMARY:	<p>States legislative findings and declarations regarding the lack, supply, and cost of housing.</p>
	STATUS:	
	02/18/2005	INTRODUCED.
	Subject:	Housing
CA AB 1203	AUTHOR:	Mullin (D)
	TITLE:	Housing: Regional Job Growth
	INTRODUCED:	02/22/2005
	DISPOSITION:	Pending
	LOCATION:	ASSEMBLY
	SUMMARY:	<p>Authorizes local governments to create Greyfield housing and investments zones in areas where additional job growth and high density housing is desired to match transportation, air quality, and other regional priorities. Provides that the created zones shall have tax increment authority, access to transportation funds, future infrastructure improvement funds, and affordable housing funds.</p>
	STATUS:	
	02/22/2005	INTRODUCED.
	Subject:	AirQuality, EconDevel, Housing, Transport

CA AB 1233	AUTHOR:	Jones (D)
	TITLE:	Housing Element: Regional Housing Need
	INTRODUCED:	02/22/2005
	DISPOSITION:	Pending
	LOCATION:	Assembly Housing and Community Development Committee
	SUMMARY:	Requires that the inventory of land suitable for residential development under the housing element of a general plan include the jurisdiction's share of the regional housing need in the current planning period and any portion of the share that remains unmet from the planning period for all income levels.
	STATUS:	
	04/13/2005	From ASSEMBLY Committee on LOCAL GOVERNMENT: Do pass to Committee on HOUSING AND COMMUNITY DEVELOPMENT.
	Subject:	Housing
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CA AB 1259	AUTHOR:	Daucher (R)
	TITLE:	Property Tax Revenue Allocations
	FISCAL COMMITTEE:	yes
	URGENCY CLAUSE:	no
	INTRODUCED:	02/22/2005
	LAST AMEND:	03/31/2005
	DISPOSITION:	Pending
	COMMITTEE:	Assembly Local Government Committee
	HEARING:	04/20/2005 1:30 pm
	SUMMARY:	Requires the county auditor to increase the total amount of ad valorem property tax revenue otherwise required to be allocated to a qualified city, qualified county and qualified city and county, by a housing bonus amount. Requires the auditor to commensurately reduce the total amount of ad valorem property tax revenue otherwise required to be allocated to all other local agencies in the county by the countywide housing bonus amount.
	STATUS:	
	04/07/2005	Re-referred to ASSEMBLY Committees on LOCAL GOVERNMENT and HOUSING AND COMMUNITY DEVELOPMENT.
	Subject:	Housing, Revenue/Bond
<hr/>		
CA AB 1367	AUTHOR:	Evans (D)
	TITLE:	General Plans: Regional Housing Need
	INTRODUCED:	02/22/2005
	LAST AMEND:	04/11/2005
	DISPOSITION:	Pending
	COMMITTEE:	Assembly Local Government Committee
	HEARING:	04/20/2005 1:30 pm
	SUMMARY:	Prohibits a state, local or regional agency, or any other governmental entity from enacting regulations applicable to a city or county's fair share of the regional housing need that are contrary to the land use determinations made in compliance with locally adopted land use initiatives.
	STATUS:	
	04/11/2005	To ASSEMBLY Committee on LOCAL GOVERNMENT and HOUSING AND COMMUNITY DEVELOPMENT.
	04/11/2005	From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.
	04/11/2005	In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.
	Subject:	Housing
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CA AB 1387	AUTHOR:	Jones (D)
	TITLE:	CEQA: Residential Infill Projects
	INTRODUCED:	02/22/2005
	DISPOSITION:	Pending
	COMMITTEE:	Assembly Natural Resources Committee
	HEARING:	04/25/2005 1:30 pm
	SUMMARY:	Provides that, if a residential project on an infill site in an urbanized area is in compliance with the traffic and transportation policies in the general plan or zoning ordinance of the local

government, a public agency is not required to make those 2 findings for the impacts of that project on traffic at intersections, or on streets, highways, or freeways.

STATUS:

03/14/2005

To ASSEMBLY Committee on NATURAL RESOURCES.

Subject:

LandUse

CA AB 1390

AUTHOR:

Jones (D)

TITLE:

Housing

INTRODUCED:

02/22/2005

DISPOSITION:

Pending

LOCATION:

Assembly Second Reading File

SUMMARY:

Makes a redevelopment agency liable for all court costs and plaintiff's attorney's fees, and requires the agency to allocate not less than 25% of its tax increment revenues to its Low and Moderate Income Housing Fund every year is if a court determines that an agency knowingly misrepresented any material facts regarding the community's share of its regional housing need for low-and moderate-income housing.

STATUS:

04/12/2005

From ASSEMBLY Committee on JUDICIARY: Do pass as amended to Committee on HOUSING AND COMMUNITY DEVELOPMENT.

Subject:

Housing

CA AB 1461

AUTHOR:

Salinas (D)

TITLE:

Community Development Block Grant Program Funds

INTRODUCED:

02/22/2005

DISPOSITION:

Pending

LOCATION:

Assembly Housing and Community Development Committee

SUMMARY:

Deletes the specified percentages of grant funds that are to be used for the various purposes and the limits on the maximum amount of community development block grant funds. Requires the Department of Housing and Community Development to determine and announce in the applicable Notice of Funding Availability, these percentage and maximum amounts.

STATUS:

03/31/2005

To ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT.

Subject:

Housing

CA SB 143

AUTHOR:

Runner (R)

TITLE:

Statistical Districts: Antelope Valley

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

02/03/2005

LAST AMEND:

03/08/2005

DISPOSITION:

Pending

LOCATION:

Senate Appropriations Committee

SUMMARY:

Requires any state agency or department that develops and maintains data and statistics on the municipal level to make a separate breakdown on the Antelope Valley in the preparation and maintenance of any statistical analyses by county and requires the Counties of Kern and Los Angeles to provide all necessary data.

STATUS:

04/11/2005

In SENATE. Read second time. To third reading.

04/11/2005

Re-referred to SENATE Committee on APPROPRIATIONS.

Subject:

Housing

CA SB 223

AUTHOR:

Torlakson (D)

TITLE:

Infill Housing

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

02/15/2005

LAST AMEND:

04/12/2005

DISPOSITION:

Pending

LOCATION:

Senate Appropriations Committee

SUMMARY:

Establishes the Job-Center Housing Planning Program to provide loans to cities and counties to

adopt specific plans that provide for additional infill housing opportunities. Requires, as a condition of loan eligibility, that a specific plan meet specified criteria, including that it cover an area that is predominantly urbanized and served by public transportation and that it allow for the development of at least 200 new housing units in a nonmetropolitan area or 500 new units in a metropolitan area.

STATUS:

04/12/2005

In SENATE. Read second time and amended. Re-referred to Committee on APPROPRIATIONS.

Subject:

Housing

CA SB 253

AUTHOR:

Torlakson (D)

TITLE:

Housing: Fees and Enforcement

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

02/15/2005

LAST AMEND:

03/29/2005

DISPOSITION:

Pending

COMMITTEE:

Senate Appropriations Committee

HEARING:

04/18/2005 1:30 pm

SUMMARY:

Makes a technical change to the definition of mobilehome for the purposes of the Mobilehome Residency Law. Authorizes a council of governments to charge a fee for determining shares of the existing and projected regional housing need for cities, counties, and subregions at all income levels and for subsequent revisions of specified housing elements. Shortens the correction period and any extension to correct deficiencies found during an inspection of a special occupancy park.

STATUS:

04/05/2005

From SENATE Committee on TRANSPORTATION AND HOUSING: Do pass to Committee on APPROPRIATIONS.

Subject:

Housing

CA SB 365

AUTHOR:

Ducheny (D)

TITLE:

Affordable Housing

INTRODUCED:

02/17/2005

DISPOSITION:

Pending

COMMITTEE:

Senate Appropriations Committee

HEARING:

04/18/2005 1:30 pm

SUMMARY:

Relates to the Planning and Zoning Law which requires that each entity that provides water or sewer services be granted a priority for the provision of available and future resources or services to proposed housing developments that help meet the city's or county's share of the regional housing need for lower income households. The bill expressly makes these provisions applicable to charter cities.

STATUS:

04/05/2005

From SENATE Committee on TRANSPORTATION AND HOUSING: Do pass to Committee on APPROPRIATIONS.

Subject:

Housing

CA SB 435

AUTHOR:

Hollingsworth (R)

TITLE:

Housing: Density Bonuses

FISCAL COMMITTEE:

yes

URGENCY CLAUSE:

no

INTRODUCED:

02/17/2005

LAST AMEND:

04/13/2005

DISPOSITION:

Pending

COMMITTEE:

Senate Transportation and Housing Committee

HEARING:

04/19/2005 1:30 pm

SUMMARY:

Includes within those eligibility requirements the construction of a mobilehome park that limits residency based on age requirements for housing for older persons and the construction, for the persons and families of moderate income, of a community apartment project and stock cooperative. Requires a city, county, or city and county to permit an additional incentive or concession for projects in which the developer is entitled to a density bonus, but can use less than 50% of the density bonus.

STATUS:

04/13/2005

From SENATE Committee on TRANSPORTATION AND HOUSING with

	04/13/2005	author's amendments. In SENATE. Read second time and amended. Re-referred to Committee on TRANSPORTATION AND HOUSING.
	Subject:	Housing
CA SB 587	AUTHOR:	Battin (R)
	TITLE:	Housing
	FISCAL COMMITTEE:	no
	URGENCY CLAUSE:	no
	INTRODUCED:	02/18/2005
	DISPOSITION:	Pending
	LOCATION:	Senate Rules Committee
	SUMMARY:	Makes technical, non-substantial changes in findings and declarations regarding the CalHome Program.
	STATUS:	
	03/03/2005	To SENATE Committee on RULES.
	Subject:	Housing
CA SB 588	AUTHOR:	Runner (R)
	TITLE:	Redevelopment: Low and Moderate Income Housing Fund
	FISCAL COMMITTEE:	no
	URGENCY CLAUSE:	no
	INTRODUCED:	02/18/2005
	DISPOSITION:	Pending
	LOCATION:	Senate Transportation and Housing Committee
	SUMMARY:	Authorizes the development agency to adopt a plan for the expenditure of excess surplus funds accumulated in its Low and Moderate Income Housing Fund.
	STATUS:	
	03/03/2005	To SENATE Committee on TRANSPORTATION AND HOUSING.
	Subject:	Housing
CA SB 673	AUTHOR:	Denham (R)
	TITLE:	CEQA: Legislative Intent: Housing Projects
	INTRODUCED:	02/22/2005
	DISPOSITION:	Pending
	LOCATION:	Senate Rules Committee
	SUMMARY:	Declares the intent of the Legislature to enact legislation that would revise the requirements of the California Environmental Quality Act governing the environmental review of proposed residential housing projects in urban areas that have demonstrated housing shortages.
	STATUS:	
	03/10/2005	To SENATE Committee on RULES.
	Subject:	Housing
CA SB 830	AUTHOR:	Runner (R)
	TITLE:	Common Interest Developments
	INTRODUCED:	02/22/2005
	DISPOSITION:	Pending
	LOCATION:	Senate Rules Committee
	SUMMARY:	Makes technical, nonsubstantive changes to the Davis-Stirling Common Interest Development Act.
	STATUS:	
	03/10/2005	To SENATE Committee on RULES.
	Subject:	Housing
CA SB 853	AUTHOR:	Kehoe (D)
	TITLE:	Common Interest Developments
	FISCAL COMMITTEE:	no
	URGENCY CLAUSE:	no
	INTRODUCED:	02/22/2005
	LAST AMEND:	04/07/2005
	DISPOSITION:	Pending

LOCATION: Senate Rules Committee**SUMMARY:**

Relates to common interest developments. Specifies that the requirement that a decision on a proposed change to the owner's separate interest or to the common area may not violate any governing provision of law is not affected by contrary provisions in the association governing documents. Provides other examples of law that a decision of the association may not violate.

STATUS:

04/07/2005 In SENATE. Read second time and amended. Re-referred to Committee on RULES.

Subject: Housing

CA SB 1026

AUTHOR: Perata (D)**TITLE:** Housing Element Guidelines: General Plans**INTRODUCED:** 02/22/2005**DISPOSITION:** Pending**COMMITTEE:** Senate Transportation and Housing Committee**HEARING:** 04/19/2005 1:30 pm**SUMMARY:**

Deletes existing law requiring local governments to conform their housing elements to the provisions of state law governing the housing element part of the general plan by October 1, 1981.

STATUS:

03/17/2005 To SENATE Committee on TRANSPORTATION AND HOUSING.

Subject: Housing, LandUse

CA SB 1087

AUTHOR: Florez (D)**TITLE:** Housing Elements: Services**INTRODUCED:** 02/22/2005**DISPOSITION:** Pending**COMMITTEE:** Senate Transportation and Housing Committee**HEARING:** 04/19/2005 1:30 pm**SUMMARY:**

Requires that the adopted housing element and any amendments be delivered immediately. Applies these provisions to the legislative body's share of the regional housing need for very low- and low- income households. Requires these public agencies or private entities to adopt a policy for the allocation of these service in accordance with these provisions within 60 days of the adoption or amendment of the housing element. Provides that a utility provider may not deny services to low-income households.

STATUS:

03/17/2005 To SENATE Committee on TRANSPORTATION AND HOUSING.

Subject: Housing, LandUse

CA SR 8

AUTHOR: Torlakson (D)**TITLE:** Transportation and Housing**INTRODUCED:** 01/11/2005**DISPOSITION:** Pending**LOCATION:** Senate Transportation and Housing Committee**SUMMARY:**

Declares that the Senate places a high priority during the 2005-06 Regular Session on improving access to housing and reducing traffic congestion by promoting affordable housing, infill development, and other policies that allow people to live closer to their workplaces.

STATUS:

01/27/2005 Withdrawn from SENATE Committee on RULES.

01/27/2005 To SENATE Committee on TRANSPORTATION AND HOUSING.

Subject: Housing, Transport

US H 176

SPONSOR: Miller Ga (R)**TITLE:** Homeownership**INTRODUCED:** 01/04/2005**DISPOSITION:** Pending**LOCATION:** House Financial Services Committee**SUMMARY:**

Facilitates homeownership in high-cost areas.

STATUS:

01/04/2005 INTRODUCED.

01/04/2005

To HOUSE Committee on FINANCIAL SERVICES.

US H 393 **SPONSOR:** Lynch (D)
TITLE: Rental Assistance Program
INTRODUCED: 01/26/2005
DISPOSITION: Pending
LOCATION: House Financial Services Committee
SUMMARY:
 To require the Secretary of Housing and Urban Development to notify the Congress of any shortfall in funding for the tenant - based rental assistance program under section 8 of the United States Housing Act of 1937.
STATUS:
 01/26/2005 INTRODUCED.
 01/26/2005 To HOUSE Committee on FINANCIAL SERVICES.

US S 83 **SPONSOR:** Inouye (D)
TITLE: Tax Relief
INTRODUCED: 01/24/2005
DISPOSITION: Pending
LOCATION: Senate Finance Committee
SUMMARY:
 A bill to amend the Internal Revenue Code of 1986 to provide tax relief for the conversion of cooperative housing corporations into condominiums.
STATUS:
 01/24/2005 INTRODUCED.
 01/24/2005 In SENATE. Read second time.
 01/24/2005 To SENATE Committee on FINANCE.

Private file: LandUse

CA AB 691 **AUTHOR:** Hancock (D)
TITLE: Transit Village Plans
INTRODUCED: 02/17/2005
DISPOSITION: Pending
FILE: 40
LOCATION: Assembly Third Reading File
SUMMARY:
 Authorizes a county or city to declare that a previously adopted specific plan or redevelopment plan that conforms to specified requirements constitutes a village transit plan.
STATUS:
 04/04/2005 In ASSEMBLY. Read second time. To third reading.
Subject: LandUse, Transit

CA AB 712 **AUTHOR:** Canciamilla (D)
TITLE: Land Use: Density
INTRODUCED: 02/17/2005
DISPOSITION: Pending
LOCATION: Assembly Housing and Community Development Committee
SUMMARY:
 Relates to residential density. Defines a lower residential density below which the city, county, or city and county would be required to make the specified written findings.
STATUS:
 04/13/2005 From ASSEMBLY Committee on LOCAL GOVERNMENT: Do pass to
 Committee on HOUSING AND COMMUNITY DEVELOPMENT.
Subject: Housing, LandUse

CA AB 773 **AUTHOR:** Mullin (D)
TITLE: Housing Development: Project: Local Agencies
FISCAL COMMITTEE: no
URGENCY CLAUSE: no
INTRODUCED: 02/18/2005
DISPOSITION: Pending
LOCATION: Assembly Public Employees, Retirement and Social Security Committee
SUMMARY:
 Makes technical and conforming changes to provisions of the Planning and Zoning Law.

STATUS: 04/11/2005		To ASSEMBLY Committee on PUBLIC EMPLOYEES, RETIREMENT AND SOCIAL SECURITY.
Subject:		Housing
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CA AB 921	AUTHOR:	Daucher (R)
	TITLE:	Redevelopment
	FISCAL COMMITTEE:	yes
	URGENCY CLAUSE:	no
	INTRODUCED:	02/18/2005
	DISPOSITION:	Pending
	COMMITTEE:	Assembly Housing and Community Development Committee
	HEARING:	04/27/2005 9:00 am
	SUMMARY:	Authorizes a redevelopment agency to amend its redevelopment plan to extend the time limit on the plan's effectiveness for an additional 25 years without making new finding of blight.
	STATUS: 03/30/2005	In ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT: Heard, remains in Committee.
	Subject:	LandUse
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CA AB 1299	AUTHOR:	Nava (D)
	TITLE:	California Coastal Act: Policies
	INTRODUCED:	02/22/2005
	DISPOSITION:	Pending
	LOCATION:	ASSEMBLY
	SUMMARY:	Makes technical, nonsubstantive changes in the California Coastal Act of 1976 that provides for the planning and regulation of development within the coastal zone.
	STATUS: 02/22/2005	INTRODUCED.
	Subject:	LandUse
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CA AB 1450	AUTHOR:	Evans (D)
	TITLE:	Land Use: Density Bonus
	INTRODUCED:	02/22/2005
	LAST AMEND:	04/04/2005
	DISPOSITION:	Pending
	LOCATION:	Assembly Local Government Committee
	SUMMARY:	Requires units targeted for moderate income households to be affordable at a rent that does not exceed 30% of 120% of the medium income. Provides that when a unit targeted for moderate income households is sold, the act would require the local government to either require restrictions and conditions on the resale to ensure the continued affordability to and occupancy by households of moderate income for at least 30 years or permit the seller certain options.
	STATUS: 04/04/2005	From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.
	04/04/2005	In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.
	Subject:	Housing, LandUse
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CA SB 44	AUTHOR:	Kehoe (D)
	TITLE:	General Plans: Air Quality Element
	FISCAL COMMITTEE:	yes
	URGENCY CLAUSE:	no
	INTRODUCED:	01/04/2005
	LAST AMEND:	02/23/2005
	DISPOSITION:	Pending
	COMMITTEE:	Senate Appropriations Committee
	HEARING:	04/18/2005 1:30 pm
	SUMMARY:	Requires the legislative body of each city and county, including those in the San Joaquin Valley Air Pollution Control District, to amend the appropriate elements of its general plan to include data and analysis, comprehensive goals, policies, and feasible implementation strategies to

improve air quality no later than one year from the date specified for the next revision of its housing elements.

STATUS:

03/02/2005

From SENATE Committee on LOCAL GOVERNMENT: Do pass to Committee on APPROPRIATIONS.

Subject:

AirQuality, LandUse

CA SB 241

AUTHOR:

Margett (R)

TITLE:

Coastal Resources: Development Policies

FISCAL COMMITTEE:

no

URGENCY CLAUSE:

no

INTRODUCED:

02/15/2005

DISPOSITION:

Pending

LOCATION:

Senate Rules Committee

SUMMARY:

Makes a technical, nonsubstantive change in the provision which specifies planning and management policies for the location of a new residential, commercial, and industrial development in the coastal zone.

STATUS:

02/24/2005

To SENATE Committee on RULES.

Subject:

LandUse

CA SB 326

AUTHOR:

Dunn (D)

TITLE:

Land Use: Housing Elements

INTRODUCED:

02/16/2005

LAST AMEND:

04/12/2005

DISPOSITION:

Pending

COMMITTEE:

Senate Transportation and Housing Committee

HEARING:

04/19/2005 1:30 pm

SUMMARY:

Provides that an attached housing development that is proposed to be placed on a parcel zoned for multifamily or single family use is not subject to a conditional use permit on any parcel zoned for housing, if the existing percentages of the units are available at affordable housing costs to very low income, lower income, and moderate income households for at least 30 years and if the housing development meets specified conditions.

STATUS:

04/12/2005

From SENATE Committee on TRANSPORTATION AND HOUSING with author's amendments.

04/12/2005

In SENATE. Read second time and amended. Re-referred to Committee on TRANSPORTATION AND HOUSING.

Subject:

Housing, LandUse

CA SB 409

AUTHOR:

Kehoe (D)

TITLE:

General Plans: Air Quality Element

INTRODUCED:

02/17/2005

LAST AMEND:

04/13/2005

DISPOSITION:

Pending

COMMITTEE:

Senate Local Government Committee

HEARING:

04/20/2005 9:30 am

SUMMARY:

Requires that portion of the conservation element of a city or county's long-term general plan that includes waters to be correlated with the land use element.

STATUS:

04/13/2005

From SENATE Committee on LOCAL GOVERNMENT with author's amendments.

04/13/2005

In SENATE. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.

Subject:

AirQuality, LandUse

CA SB 521

AUTHOR:

Torlakson (D)

TITLE:

Local Planning: Transit Village Plans

FISCAL COMMITTEE:

no

URGENCY CLAUSE:

no

INTRODUCED:

02/18/2005

LAST AMEND:

04/12/2005

DISPOSITION: Pending
LOCATION: Senate Appropriations Committee
SUMMARY:

Requires a transit village plan to include a transit station and parcel at least a portion of which are with no more than 1/4 mile of the exterior boundary of the parcel on which the transit station is located or parcels located in an area equal to the area encompassed by a 1/4 mile radius from the exterior boundary of the parcel on which the station is located. Requires a city or county to allow use by right within a transit village development district. Defines the condition of blight.

STATUS:

04/12/2005 In SENATE. Read second time and amended. Re-referred to Committee on APPROPRIATIONS.

Subject: Housing, Transit

CA SB 575

AUTHOR: Torlakson (D)
TITLE: Housing Development Projects
FISCAL COMMITTEE: no
URGENCY CLAUSE: no
INTRODUCED: 02/18/2005
LAST AMEND: 03/29/2005
DISPOSITION: Pending
FILE: 26
LOCATION: Senate Third Reading File
SUMMARY:

Amends Planning and Zoning Law provisions relating to approval or disapproval of projects for farmworker housing, very low, low-, or moderate-income households. Revises conditions upon which a disapproval or a conditional approval of a housing development project is based.

STATUS:

04/11/2005 In SENATE. Read second time. To third reading.

Subject: Housing, LandUse

CA SB 832

AUTHOR: Perata (D)
TITLE: CEQA: Infill Development
INTRODUCED: 02/22/2005
DISPOSITION: Pending
COMMITTEE: Senate Environmental Quality Committee
HEARING: 04/25/2005
SUMMARY:

Provides an alternative to infill criteria if the site is located in a city with a population of more than 200,000 persons by increasing the exempted site size to 10 acres and the maximum number of residential units to 300, respectively, as determined by a resolution of the city council.

STATUS:

03/10/2005 To SENATE Committee on ENVIRONMENTAL QUALITY.

Subject: Housing, LandUse

CA SB 927

AUTHOR: Lowenthal (D)
TITLE: General Plans: Transportation Elements
INTRODUCED: 02/22/2005
DISPOSITION: Pending
COMMITTEE: Senate Local Government Committee
HEARING: 04/20/2005 9:30 am
SUMMARY:

Renames the circulation element the transportation element and make other technical and conforming changes. Requires a general plan to include a statement of development policies and, among other elements, a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

STATUS:

03/31/2005 Withdrawn from SENATE Committee on RULES.

03/31/2005 Re-referred to SENATE Committee on LOCAL GOVERNMENT.

Subject: LandUse, Transport

CA SB 948

AUTHOR: Murray (D)
TITLE: Environmental Impact Reports
INTRODUCED: 02/22/2005

DISPOSITION: Pending
LOCATION: Senate Environmental Quality Committee
SUMMARY:

Requires a lead agency to prepare a short form environmental impact report for a project subject to California Environmental Quality Act if the lead agency has determined that the project meets specified criteria, including that the project consists of a residential development combined with one or more qualified urban uses, as defined, is located within the boundaries of an incorporated city or within an unincorporated area designated in an approval local general plan for residential development.

STATUS:
 03/17/2005 To SENATE Committee on ENVIRONMENTAL QUALITY.
Subject: Housing, LandUse

CA SB 968

AUTHOR: Torlakson (D)
TITLE: Land Use Planning: General Plans
INTRODUCED: 02/22/2005
DISPOSITION: Pending
COMMITTEE: Senate Transportation and Housing Committee
HEARING: 04/19/2005 1:30 pm
SUMMARY:

Requires the land use element of the general plan to identify sufficient land for housing at appropriate densities to accommodate the jurisdiction's housing needs through the end of the general plan's planning period.

STATUS:
 03/17/2005 To SENATE Committee on TRANSPORTATION AND HOUSING.
Subject: Housing, LandUse

CA SB 994

AUTHOR: Ashburn (R)
TITLE: General Plans
INTRODUCED: 02/22/2005
DISPOSITION: Pending
LOCATION: Senate Rules Committee
SUMMARY:

Makes a technical, nonsubstantive change to the Planning and Zoning Law. Requires that a city or county general plan consist of various elements, including, but not limited to, land use, circulation, housing, open space, and conservation elements, which are required to meet specified requirements.

STATUS:
 03/17/2005 To SENATE Committee on RULES.
Subject: LandUse

US H 280

SPONSOR: Miller Ga (R)
TITLE: Brownfield Redevelopment
INTRODUCED: 01/06/2005
DISPOSITION: Pending
LOCATION: House Financial Services Committee
SUMMARY:

Facilitates the provision of assistance by the Department of Housing and Urban Development for the cleanup and economic redevelopment of brownfields.

STATUS:
 01/06/2005 INTRODUCED.
 01/06/2005 To HOUSE Committee on FINANCIAL SERVICES.

US H 336

SPONSOR: Lynch (D)
TITLE: Public Works And Economic Development Act
INTRODUCED: 01/25/2005
DISPOSITION: Pending
LOCATION: Multiple Committees
SUMMARY:

To amend the Public Works and Economic Development Act of 1965 to provide assistance to communities for the redevelopment of brownfield sites.

STATUS:
 01/25/2005 INTRODUCED.
 01/25/2005 To HOUSE Committee on TRANSPORTATION AND INFRASTRUCTURE.
 01/25/2005 Additionally referred to HOUSE Committee on FINANCIAL SERVICES.

US H 1237	SPONSOR:	Hart (R)
	TITLE:	Public Works and Economic Development Act
	INTRODUCED:	03/10/2005
	DISPOSITION:	Pending
	LOCATION:	Multiple Committees
	SUMMARY:	
		To amend the Public Works and Economic Development Act of 1965 to provide assistance to communities for the redevelopment of brownfield sites.
	STATUS:	
	03/10/2005	INTRODUCED.
	03/10/2005	To HOUSE Committee on TRANSPORTATION AND INFRASTRUCTURE.
	03/10/2005	Additionally referred to HOUSE Committee on FINANCIAL SERVICES.

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May 2005 Events

Visit www.scag.ca.gov for the latest information.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
		11:00a Communication & Membership	SCAG 2005 General Assembly Gateway Cities COG 11:30a ASPA	8:00a Executive 9:00a ADMIN 10:00a EEC 10:00a CEHD 10:00a TCC 11:30a RC	VCTC SCACMD	
8	9 OCTA	10	11 RCTC	12 VCOG Board 10:00a Aviation Technical Advisory Committee (location varies)	13	14
15	16	17	18 UCLA Smart Growth Conference, Wilshire Grand 9:30a Goods Movement 11:15a MAGLEV	19 SGVCOG Board 10:00a Plans & Programs TAC	20	21
22	23 OCTA 10:30a RCP Task Force	24 10:00a Transportation Conformity Working Group	25 9:30a Modeling Task Force	26 San Bernardino County City/County Managers TAC SBCCOG 9:30a Subregional Coordinators	27	28
29	30 MEMORIAL DAY - SCAG OFFICES CLOSED	31 11:00a Communication & Membership				
CCCA - Annual ...					CCCA - Annual Municipal Seminar	

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Printed April 20, 2005 1:26p

June 2005 Events

Visit www.scag.ca.gov for the latest information.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
5	6	7	8 RCTC	9 10:00a Water Policy 10:00a Aviation Technical Advisory Committee (location varies)	10 AQMD Board Meeting VCTC	11
12	13 OCTA Board Meeting	14	15 9:30a Goods Movement 11:15a MAGLEV	16 SGVCOG Board Meeting 10:00a Plans & Programs TAC 1:30p RSTIS	17	18
19	20	21	22	23 SBCCOG Board Meeting 9:30a Subregional Coordinators	24	25
26	27 OCTA Board Meeting 10:30a RCP Task Force	28 10:00a Transportation Conformity Working Group	29	30 WRCOG General Assembly	NARC Annual Conference - Monterey, CA	

INFORMATIONAL ONLY. DATES/TIMES SUBJECT TO CHANGE WITHOUT NOTICE

Printed April 20, 2005 1:26p

July 2005 Events

Visit www.scag.ca.gov for the latest information.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
3	4	5	6	7	8	9
		11:30a ASPA		8:00a Executive 9:00a ADMIN 10:30a EEC 10:30a CEHD 10:30a TCC 12:30p RC	VCTC	
10	11	12	13	14	15	16
	OCTA Board Meeting		RCTC	VCOG 12:00p Strategic Plan		
Ind. Cities Assn ...						Ind. Cities Assn Summer Seminar
17	18	19	20	21	22	23
			9:30a Goods Movement 10:00a Audit/Best Practices 11:15a MAGLEV	10:00a Plans & Programs TAC		
National Association of Counties Annual Conference						National Association of Counties Annual ...
24	25	26	27	28	29	30
	OCTA Board Meeting 10:30a RCP Task Force	10:00a Transportation Conformity Working Group	9:30a Modeling Task Force	9:30a Subregional Coordinators		
31						

INFORMATIONAL ONLY. DATES/TIMES SUBJECT TO CHANGE WITHOUT NOTICE

Printed April 20, 2005 1:26p

MEMO

DATE: May 5, 2005

TO: Community, Economic & Human Development Committee (CEHD)

FROM: Mark Butala, Senior Regional Planner, 213-236-1945, butala@scag.ca.gov

SUBJECT: Compass 2% Strategy Suite of Services Technical Training Sessions Schedule

SUMMARY:

The Compass Team has been developing a series of tools and resources to assist local governments and other interested parties in their planning and redevelopment efforts. This "Suite of Services" will be showcased at the UCLA Extension Smart Growth Conference on May 18. Following the Conference, the Compass Team will offer three training sessions for local government technical staff to become proficient on the use of each of the resources. The tentative schedule is attached. An updated schedule will be provided as the dates and venues are finalized.



The Southern California Association of Governments, through the Compass 2% Strategy, invites you to participate in a series of training sessions focused on practical computer-assisted applications for helping communities foster positive change.

- Learn the latest techniques for estimating redevelopment potential in your community.
- Make your ideas catch the imagination of your audience through the aid of powerful visual and mapping tools.

The sessions are free of charge to planning practitioners from around the region. Go to <http://www.socalcompass.org/> and register for this important event.

Sessions

Friday June 3rd, 2005

Thursday June 16th, 2005

Friday June 17th, 2005 (dates and places yet to be confirmed)

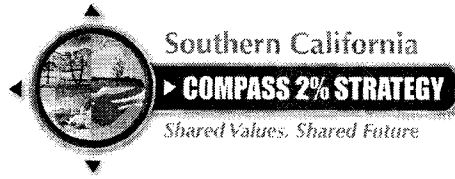
Programs

A Crash Course on the Redevelopment Potential software Place3s

Estimating the potential for redevelopment is an area which has little established planning methodology. Using the Place3s software, a GIS-based application which is public domain and easily downloadable via SCAG's website, communities can gauge the financial feasibility of zoning or planning scheme, using property values, market conditions, and the amount of development permitted by zoning.

In addition to the Place3s model, the training will include a pro forma as an Excel application allowing parcel-by-parcel analysis of variables such as parking requirements, floor area ratios, allowed uses, building setbacks, height limits, type of parking required, maximum household and employment density, as well as basic construction costs and local market conditions.

Recommended Pre-requisite: Intermediate to advanced knowledge of ESRI's ArcView 3.2 software, beginning level Excel and knowledge of basic zoning and land use concepts



Visualize your Community: A home-based approach to Photorealistic Visualizations

If you've ever been mesmerized by before-and-after images showing you the possibilities of what could be, you'll understand the power of persuasions behind Photorealistic Visualizations. Make the most of your planning concepts by learning the fundamentals of how to use this powerful graphic tool.

- Learn how to take pictures that can be used for visualizations
- Learn how to cut and paste images for manipulation
- Learn how to make different images blend into a coherent story

Recommended Pre-requisite: Beginning experience with Adobe Photoshop software and Windows data management

The World at Your Fingertips: KeyholeTM in Planning Applications

If a picture is worth thousand words, compound your results with the latest mapping application from the KeyholeTM Corporation. This software allows you to travel around the world through the click of your computer mouse. Learn how to create videos and use them your everyday planning applications to achieve unprecedented connection with your audience.

- Learn the basics of fly-throughs
- Learn how to time and sequence your flight simulations to tell a story
- Learn how to integrate your land use maps as part of the flight to create powerful images

Recommended Pre-requisite: Beginning experience with Internet use and data management

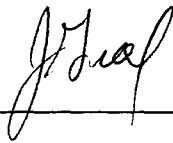
Supporting Materials

All three programs include reading materials with basic instructions on how to use the software using a step-by-step approach that closely follows the lessons with the aid of graphs, charts, pictures, and easy to comprehend instructions.

REPORT

DATE: May 5, 2005
TO: Community, Economic & Human Development Committee (CEHD)
FROM: John Fregonese, Principal, FCA, 971-244-4169, john@frego.com
SUBJECT: 2% Strategy Demonstration Projects/Suite of Services Selection Criteria

EXECUTIVE DIRECTOR'S APPROVAL:



RECOMMENDED ACTION:

Approve 2% Strategy Demonstration Projects/Suite of Services Selection Criteria.

SUMMARY:

The 2% Strategy Suite of Services is intended to provide tools and resources to local governments that would like assistance to develop plans and projects consistent with the Compass principles. These resources, available in July 2005, will be offered at no cost to all local governments. In addition, we will make available staff and consultant resources for additional assistance to select local governments based on the selection criteria discussed below.

BACKGROUND:

Integral to the realization of the benefits shown from the Compass visioning project is actually achieving positive change on the ground. SCAG is embarking on a new enterprise, one of working directly with local government partners to help achieve shared goals. One key component of this effort is a series of Demonstration Projects.

The purpose of this exercise is multi-faceted. Change happens at the local level; SCAG is a regional entity and therefore is not party to the many land use decisions made every day in the Southland. Modeling of the Growth Vision clearly demonstrated the shared benefits to the region from some strategic land use planning in select areas. This experiment is about SCAG offering planning assistance to cities that desire it. This incentive based approach is intended to both assist the partner government, while at the same time, learning lessons that can be shared with other cities in the Region. The benefit for the city is having access to SCAG and its consultants, bringing with them a suite of new tools for planning, and the knowledge gained from both the visioning project, and the demonstration projects themselves. In addition to benefiting the cities involved, SCAG will also learn valuable lessons through this 'ground truthing' that can be used to shape future visioning efforts.

The demonstration projects will serve as pilot projects to examine the use of different planning tools to address growth and other needs within a variety of representative areas. While the demonstration sites benefit the local cities, they are also something of a proving ground for regional visioning concepts.

Suite of Services Available

Between 3 and 8 sites are expected for selection. For these sites, SCAG will offer a ‘Suite of Services’ based on a wide variety of consultant services, with funding dependent on a local match of 20% to 100%. The availability of key resources that can be brought to bear in a short period of time, with services that are focused, tailored to local needs, and available quickly. These services will be focused on the planning and strategic needs of the areas identified as part of the “2% Strategy”.

The suite of services is provided in a fashion similar to an á la carte menu. All services are available, but only those most desired for each area will be used. This method encourages efficient use of resources and a strategy that is targeted to the needs of the local area. Items on the menu include:

Financial “Tipping Point” Analysis—For this service we analyze a parcel or a set of parcels in a small area to determine the factors that need to be in place in order for redevelopment and infill to be feasible. The analysis involves inputting factors such as building setback, parking requirements, allowable floor-area ratio, and construction costs for various building types into the GIS-based software PLACE³S, which runs a basic development pro forma on the parcels using the inputted data. Changing the inputs changes the resulting return on investment (ROI) values, revealing which policies are hindering redevelopment and allowing testing of new policies to see which will encourage it.

Redevelopment Strategies - In this service we review the recent trends in development in the area, speak with developers to find out their perceptions on redevelopment, and analyze the local development code to find obstacles to redevelopment. Then, working with local governments, developers, and stakeholders, we recommend policies that eliminate the obstacles to redevelopment and infill and develop incentives and strategies to encourage it.

Development Code Amendments - In this service we speak with local policymakers to determine the type of development they would like to encourage in the area, and then draft code language to use in amending the local development code so that it better supports those development goals. This item is a likely follow up step to a tipping point analysis.

Urban Design Solutions—Small changes in urban design can make a big difference in the feel and attractiveness of an area. This service involves an analysis of the urban design elements in an area that are hindering walkability and a vibrant street life. We then generate an urban design strategy—complete with illustrative drawings, land use locations, cross-sections, maps, and a set of recommended elements—that will increase the pedestrian friendliness of an area and encourage an active street life. The strategy is targeted to the specific area, and focuses on the most effective design elements to ensure efficient use of resources.

Public Involvement—In this service we will conduct a public outreach campaign, custom-designed to suit the needs of the local area. A range of techniques can be utilized, depending on the situation. We can craft and mail newsletters, brochures and postcards, design and facilitate workshops, charettes, public meetings & open houses, convene focus groups, conduct an opinion polls, create a website, and generate a media campaign complete with press releases and radio ads.

Photorealistic Visualizations—Particularly useful to help residents visualize the result of redevelopment and infill strategies, this service provides a set of “before” pictures and a set of digitally enhanced, realistic “after” pictures. This service furnishes local policymakers with a great tool to express the policies of a plan in a visual way, to show citizens the intent behind the policies. It is also an excellent way to visualize the type of development that is demonstrated to be feasible by the tipping point analysis.

Economic Development Strategies—For this service we analyze the development climate in an area, determine the opportunities and the challenges facing it, and then work with local policymakers to craft a set of strategies to encourage economic development in the area.

Site Selection

Sites should represent a variety of economic and demographic characteristics, so that the sites selected display a diverse range of situations. For example, some sites may focus on urban transit corridor infill; others might focus on more suburban commuter rail stations or downtowns, while others still might focus on areas with special needs for employment and goods movement. The goal is for diversity in terms of community size, urban or suburban character, and geographic location within the region. Sites to be selected should involve one or more of the following characteristics with special emphasis placed on the site's ability to bridge the land use and transportation connection:

Site located within the Compass 2% Strategy Opportunity Areas: Developed area with high density infill, smaller city infill, newly developing areas, transit-oriented development on a vacant or underutilized site, greenfield mixed-use, new transportation investments – from roads to rail to MagLev, aging urban corridor, bus rapid transit, light rail, commuter rail, arterial boulevards & MagLev

Site Selection Goals

The Compass team will look for sites whose proposals:

- Show opportunities to develop in a manner consistent with regional goals;
- Demonstrate cooperation with other local governments and transportation commissions regarding a combined planning site;
- Express interest in pursuing new or alternate forms of development that may differ from standard development patterns in the area;
- Ability to provide necessary materials for the project in a timely manner;
- Show ability to quickly assemble a steering committee or advisory group involving relevant stakeholders;
- Provide relevant data. Data is difficult to acquire and is needed to perform many of the services offered. Preference will be given to jurisdictions that can to provide the following information to the SCAG and its consultants as part of the application:
 - A general understanding of the market conditions (lease rates, costs, development regulations) and transportation constraints on the study site and surrounding areas;
 - Detailed GIS data – includes Shapefiles of: Taxlots, Assessor's database, Zoning, General Plan, Hazards, any necessary overlays
 - A list of anticipated projects (housing, commercial, transportation, etc.) in the area and adjacent areas;
 - Maps available of the site and surrounding areas
 - A list of political concerns for the area;
- Show that jurisdiction is ready to start the project as soon as the week following the deadline.

Award Criteria

How will the demonstration project help the local government partner address some or all of the following growth issues in their community?

- Maximization of efficiency in infrastructure use
- Integration of affordable housing into the present housing mix
- Rehabilitation of underutilized areas
- Land Use / Transportation integration
- Redevelopment of dilapidated or obsolete developed areas
- Encouragement of new development within and adjacent to existing developed areas and transportation infrastructure, and Conservation of open space and agricultural land

Which of the following issues will be addressed through the project?

- Appropriate density, correctly located
- Affordable housing in your local entity
- Housing mixes of density, styles and prices
- Efficient use of infrastructure
- Infill and redevelopment
- Development types and patterns
- Transportation
- Conservation and/or rehabilitation of agricultural and open land
- Balancing free market and public sector solutions
- Water and Air quality/supply

How will the proposal to host a demonstration project address the criteria?

- Timeline and partner's ability to complete project on time
- Which items from the Suite of Services menu are desired?
- Degree of interlocal cooperation (joint proposals)
- Quality of the project
- Why is this project important to this particular local entity?
- Amount of monetary or in-kind match
- Relative urgency of the project
- Current development patterns
- Relative size and demographic location of project
- Potential project results what will come of the project results? How will the final product help the city?
- Quality of proposal

FISCAL IMPACT:

Included in the FY 05-06 Budget WE 06-050.SCGS1

REPORT

DATE: May 5, 2005

TO: Community, Economic and Human Development Committee

FROM: Tonya Gorham, Government Affairs Analyst
Phone: (213)236-1988 Email: Gorham@scag.ca.gov

SUBJECT: Senate Housing and Transportation Package

EXECUTIVE DIRECTOR'S APPROVAL:



RECOMMENDED ACTION: Support in concept the Senate Transportation and Housing package of housing and transportation bills including SB 832, SB 575, SB 521 and SB 44.

SUMMARY:

On February 23, 2005 Senate President pro Tem Don Perata (D-Oakland), along with the Senate Transportation and Housing Committee Chair Tom Torlakson (D-Antioch) and the Senate Environmental Quality Committee Chair Alan Lowenthal (D-Long Beach) unveiled a package of housing and transportation legislation. The bill package includes: SB 832 (Perata/Torlakson/Lowenthal) CEQA – Infill development; SB 575 (Torlakson) Housing Development Projects; SB 521 (Torlakson) Local Planning-Transit Oriented Development; and SB 44 (Kehoe) General Plans - Air Quality Elements. The package of bills aims to combat sprawl, reduce traffic, maintain open space and farmland, and improve air quality in California.

BACKGROUND:

The package of bills is intended to make it easier to build affordable housing close to jobs and transit, while also addressing quality of life issues concerning open spaces and air quality. The overall concept of the package as a whole is supported by the Southern California Compass Growth Vision Report – *The 2% Strategy: Shared Values, Shared Future* approved in June 2004. The report highlights that the region must examine land use and transportation as two parts of one important whole. The concepts of the bill package are also supported by SCAG's 2005 Legislative Program which specifically encourages the development of state incentives to promote urban infill development and outlines SCAG's support of legislative proposals to promote an increase in and the equitable distribution of affordable housing throughout the region. Also, both the Growth Vision Report and the Legislative Program support the concepts of transit villages and mixed-use and multi-modal development.

SB 832 (Perata/Lowenthal/Torlakson) – CEQA: Infill Development

This bill would expand the current urban infill exemption under the California Environmental Quality Act (CEQA) for cities with more than 200,000 people. Existing law exempts residential projects located on infill sites and meeting certain criteria from CEQA. Currently the site of the project must not be more than 4 acres in total area and not contain more than 100 residential units. SB 832 would expand this CEQA exemption to sites up to 10 acres and with a maximum of 300 residential units in cities with more than 200,000 population. The California Association of Council of Governments has recorded a support position for this bill.

SB 575 (Torlakson/Ducheny/Dunn) – Housing Development Projects

SB 575 attempts to clarify the anti-NIMBY law relating to the approval of affordable housing projects. The bill requires a city or county to have met or exceeded its regional housing need for lower and moderate

REPORT

income housing before disapproving an affordable housing development based on lack of need. Existing law requires jurisdictions to make one of the following finding to disapprove an affordable housing project: the project is not needed to meet the jurisdictions share of regional housing needs for lower or moderate income households; the project would have an adverse impact on the public health or safety; the denial is required to comply with federal or state law; the project is located on agricultural or resource preservation land that does not have adequate water or water waste facilities ; or the project is inconsistent with both the jurisdictions general plan land use and the zoning ordinance.

The co-sponsors of SB 575 include the California Apartment Association, the California Housing Council, the California Rural Legal Assistance Foundation and the Western Center for Law and Poverty. There is currently a list of more than 40 supporters of the legislation including several affordable housing advocates. To date there is no registered opposition.

SB 521 (Torlakson) Local Planning-Transit Oriented Development

The bill attempts to further the policy objective of constructing more housing close to transit stations. Specifically the bill expands the geographic scope of a transit village development district to include parcels within one mile of a transit station or contiguous parcel equal to area covered by a mile radius from the exterior of the transit's parcel. In this expansion, the bill repeals the current requirement that housing in a transit village development plan must be within a mile of the exterior of the transit stations parcel. The San Francisco Bay Area Rapid Transit District, California Transit Association and the American Planning Association California Chapter support SB 521, with registered opposition from the County of Santa Clara.

SB 44 (Kehoe) – General Plans: Air Quality Element

In 2003 the Legislature passed a law to require the Central Valley to include air quality strategies in each local agency's general plan to ensure that development patterns took into account air quality and public health. This legislation AB 170 (Reyes) was an effort to address the air pollution problems that often accompany urban and suburban sprawl. SB 44 (Kehoe) will require every county and city to adopt either an air quality amendment or amend the appropriate elements of its general plan to improve air quality. The air quality element or amendment must include a report describing local quality conditions, goals and objective that may improve air quality and feasible implementation measures. The bill if passed would require cities and counties to comply with requirements within a year of their next housing element revision after January 1, 2006. To date the City of Moreno Valley is listed in opposition to SB 44.

FISCAL IMPACT:

All work related to adopting the recommended staff action is contained within the adopted FY 04/05 budget and adopted 2005 SCAG Legislative Program and does not require the allocation of any additional financial resources. There are no costs to the agency if any or all of the above-mentioned bills are enacted.

Introduced by Senators Perata, Lowenthal, and Torlakson
(Coauthor: Assembly Member Laird)

February 22, 2005

An act to amend Section 21159.24 of the Public Resources Code, relating to environmental quality.

LEGISLATIVE COUNSEL'S DIGEST

SB 832, as introduced, Perata. CEQA: infill development.

The existing California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment, or to adopt a negative declaration if it finds that the project will not have that effect. Existing law exempts from CEQA a residential project located on an infill site within an urbanized area that meets specified criteria, including that the site of the project is not more than 4 acres in total area and the project does not contain more than 100 residential units.

This bill would provide an alternative to those criteria if the site is located in a city with a population of more than 200,000 persons by increasing the exempted site size to 10 acres and the maximum number of residential units to 300, respectively, as determined by a resolution of the city council.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. The Legislature finds and declares that the state
2 should provide incentives to promote infill development and

1 smart growth in urban areas and should discourage urban sprawl
2 and the resulting adverse transportation, housing, and
3 environmental impacts.

4 SEC. 2. Section 21159.24 of the Public Resources Code is
5 amended to read:

6 21159.24. (a) Except as provided in subdivision (b), this
7 division does not apply to a project if all of the following criteria
8 are met:

9 (1) The project is a residential project on an infill site.

10 (2) The project is located within an urbanized area.

11 (3) The project satisfies the criteria of Section 21159.21.

12 (4) Within five years of the date that the application for the
13 project is deemed complete pursuant to Section 65943 of the
14 Government Code, community-level environmental review was
15 certified or adopted.

16 (5) *Either of the following criteria are met:*

17 (A) The site of the project is not more than four acres in total
18 area.

19 (B) *If the site is located in a city with a population of more*
20 *than 200,000 persons, the site is not more than 10 acres in total*
21 *area, and this site acreage is determined by a resolution of the*
22 *city council.*

23 (6) *Either of the following criteria are met:*

24 (A) The project does not contain more than 100 residential
25 units.

26 (B) *If the site is located in a city with a population of more*
27 *than 200,000 persons, the project does not contain more than*
28 *300 residential units and this number of units is determined by a*
29 *resolution of the city council.*

30 (7) Either of the following criteria are met:

31 (A) (i) At least 10 percent of the housing is sold to families of
32 moderate income, or not less than 10 percent of the housing is
33 rented to families of low income, or not less than 5 percent of the
34 housing is rented to families of very low income.

35 (ii) The project developer provides sufficient legal
36 commitments to the appropriate local agency to ensure the
37 continued availability and use of the housing units for very low,
38 low-, and moderate-income households at monthly housing costs
39 determined pursuant to paragraph (3) of subdivision (h) of
40 Section 65589.5 of the Government Code.

1 (B) The project developer has paid or will pay in-lieu fees
2 pursuant to a local ordinance in an amount sufficient to result in
3 the development of an equivalent number of units that would
4 otherwise be required pursuant to subparagraph (A).

5 (8) The project is within one-half mile of a major transit stop.

6 (9) The project does not include any single level building that
7 exceeds 100,000 square feet.

8 (10) The project promotes higher density infill housing. A
9 project with a density of at least 20 units per acre shall be
10 conclusively presumed to promote higher density infill housing.
11 A project with a density of at least 10 units per acre and a density
12 greater than the average density of the residential properties
13 within 1,500 feet shall be presumed to promote higher density
14 housing unless the preponderance of the evidence demonstrates
15 otherwise.

16 (b) Notwithstanding subdivision (a), this division shall apply
17 to a development project that meets the criteria described in
18 subdivision (a), if any of the following occur:

19 (1) There is a reasonable possibility that the project will have
20 a project-specific, significant effect on the environment due to
21 unusual circumstances.

22 (2) Substantial changes with respect to the circumstances
23 under which the project is being undertaken that are related to the
24 project have occurred since community-level environmental
25 review was certified or adopted.

26 (3) New information becomes available regarding the
27 circumstances under which the project is being undertaken and
28 that is related to the project, that was not known, and could not
29 have been known, at the time that community-level
30 environmental review was certified or adopted.

31 (c) If a project satisfies the criteria described in subdivision
32 (a), but is not exempt from this division as result of satisfying the
33 criteria described in subdivision (b), the analysis of the
34 environmental effects of the project in the environmental impact
35 report or the negative declaration shall be limited to an analysis
36 of the project-specific effect of the projects and any effects
37 identified pursuant to paragraph (2) or (3) of subdivision (b).

38 (d) For the purposes of this section, "residential" means a use
39 consisting of either of the following:

40 (1) Residential units only.

- 1 (2) Residential units and primarily neighborhood-serving
- 2 goods, services, or retail uses that do not exceed 15 percent of the
- 3 total floor area of the project.

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AMENDED IN SENATE MARCH 29, 2005

SENATE BILL

No. 575

Introduced by Senators Torlakson, Ducheny, and Dunn
(Coauthor: Senator Alquist)
(Coauthors: Assembly Members Jones and Lieber)

February 18, 2005

An act to amend Section 65589.5 of the Government Code, relating to local planning.

LEGISLATIVE COUNSEL'S DIGEST

SB 575, as amended, Torlakson. Housing development projects.

The Planning and Zoning Law requires that a local agency not disapprove a housing development project, including farmworker housing, for very low, low□, or moderate□income households or condition its approval, including through the use of design review standards, in a manner that renders the project infeasible for development for those households unless it makes written findings, based upon substantial evidence in the record, as to one of a number of specified conditions.

The Planning and Zoning Law also requires that in any action to enforce these provisions, if a court finds that the local agency disapproved the project or conditioned its approval without making the required findings or without making sufficient findings supported by substantial evidence, the court shall issue an order or judgment to compel compliance with these provisions within 60 days, including an award of reasonable attorney's fees and costs of suit to the plaintiff or petitioner who proposed the housing development, and may issue further orders to ensure that the purposes and policies of these provisions are fulfilled if its order or judgment has not been carried out within the 60□day period.

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This bill would revise the conditions upon which a disapproval or a conditional approval of the housing development project is based. ~~It would also delete that provision that authorizes the court to issue further orders to ensure that the purposes and policies of these provisions are fulfilled and would, instead, authorize the court to vacate the decision of the local agency and direct the local agency to issue any necessary approval or permit to the applicant, as specified. The bill would also require the court to award actual damages to the plaintiff or petitioner who proposed the housing development, except as specified.~~

Vote: ☐ majority. Appropriation: ☐ no. Fiscal committee: ☐ no.
State ☐ mandated local program: ☐ no.

The people of the State of California do enact as follows:

1 SECTION 1. ☐ Section 65589.5 of the Government Code is
2 amended to read:
3 65589.5. ☐ (a) ☐ The Legislature finds and declares all of the
4 following:
5 (1) ☐ The lack of housing is a critical problem that threatens the
6 economic, environmental, and social quality of life in California.
7 (2) ☐ California housing has become the most expensive in the
8 nation. The excessive cost of the state's housing supply is
9 partially caused by activities and policies of many local
10 governments that limit the approval of housing, increase the cost
11 of land for housing, and require that high fees and exactions be
12 paid by producers of housing.
13 (3) ☐ Among the consequences of those actions are
14 discrimination against low ☐ income and minority households, lack
15 of housing to support employment growth, imbalance in jobs and
16 housing, reduced mobility, urban sprawl, excessive commuting,
17 and air quality deterioration.
18 (4) ☐ Many local governments do not give adequate attention to
19 the economic, environmental, and social costs of decisions that
20 result in disapproval of housing projects, reduction in density of
21 housing projects, and excessive standards for housing projects.
22 (b) ☐ It is the policy of the state that a local government not
23 reject or make infeasible housing developments that contribute to
24 meeting the housing need determined pursuant to this article
25 without a thorough analysis of the economic, social, and

1 environmental effects of the action and without complying with
2 subdivision (d).

3 (c) ☐ The Legislature also recognizes that premature and
4 unnecessary development of agricultural lands for urban uses
5 continues to have adverse effects on the availability of those
6 lands for food and fiber production and on the economy of the
7 state. Furthermore, it is the policy of the state that development
8 should be guided away from prime agricultural lands; therefore,
9 in implementing this section, local jurisdictions should
10 encourage, to the maximum extent practicable, in filling existing
11 urban areas.

12 (d) ☐ A local agency shall not disapprove a housing
13 development project, including farmworker housing as defined in
14 subdivision (d) of Section 50199.50 of the Health and Safety
15 Code, for very low, low ☐ or moderate ☐ income households or
16 condition approval, including through the use of design review
17 standards, in a manner that renders the project infeasible for
18 development for the use of very low, low ☐ or moderate ☐ income
19 households unless it makes written findings, based upon
20 substantial evidence in the record, as to one of the following:

21 (1) ☐ *The jurisdiction has adopted a housing element pursuant*
22 *to this article that has been revised in accordance with Section*
23 *65588 and is in substantial compliance with this article, and the*
24 *jurisdiction has met or exceeded its share of the regional housing*
25 *need for very low, low-, and moderate- income housing, as*
26 *determined pursuant to this article, for the planning period.*

27 (2) ☐ The development project as proposed would have a
28 specific, adverse impact upon the public health or safety, and
29 there is no feasible method to satisfactorily mitigate or avoid the
30 specific adverse impact without rendering the development
31 unaffordable to low ☐ and moderate ☐ income households. As used
32 in this paragraph, a “specific, adverse impact” means a
33 significant, quantifiable, direct, and unavoidable impact, based
34 on objective, identified written public health or safety standards,
35 policies, or conditions as they existed on the date the application
36 was deemed complete.

37 (2) ☐ ☐

38 (3) ☐ The denial of the project or imposition of conditions is
39 required in order to comply with specific state or federal law, and
40 there is no feasible method to comply without rendering the

1 development unaffordable to low□ and moderate□income
2 households.

3 ~~(3)□□~~

4 (4)□The development project is proposed on land zoned for
5 agriculture or resource preservation that is surrounded on at least
6 two sides by land being used for agricultural or resource
7 preservation purposes, or which does not have adequate water or
8 wastewater facilities to serve the project.

9 ~~(4)□Except as provided in subparagraphs (A) and (B), the~~

10 (5)□The development project is inconsistent with both the
11 jurisdiction's zoning ordinance and general plan land use
12 designation as specified in any element of the general plan as it
13 existed on the date the application was deemed complete, and the
14 jurisdiction has adopted a revised housing element in accordance
15 with Section 65588 that is in substantial compliance with this
16 article.

17 ~~(A)□This paragraph cannot be utilized to disapprove a housing~~
18 ~~development project defined in subdivision (a) if the~~
19 ~~development project is proposed on a site that is identified as~~
20 ~~suitable or available for very low, low□, or moderate□income~~
21 ~~households in the jurisdiction's housing element, and consistent~~
22 ~~with the density specified in the housing element, even though it~~
23 ~~is inconsistent with both the jurisdiction's zoning ordinance and~~
24 ~~general plan land use designation.~~

25 ~~(B)□If the local agency's housing element has neither been~~
26 ~~self□certified pursuant to Section 65585.1 nor been determined by~~
27 ~~the department pursuant to Section 65585 to be in substantial~~
28 ~~compliance with this article based at least in part on the~~
29 ~~inadequacy of sites to accommodate the community's share of~~
30 ~~the regional housing need as determined pursuant to Section~~
31 ~~65584, this subdivision cannot be utilized to disapprove a~~
32 ~~housing development project defined in subdivision (a) proposed~~
33 ~~for a parcel designated in any element of the general plan for~~
34 ~~residential or commercial uses.~~

35 (e)□Nothing in this section shall be construed to relieve the
36 local agency from complying with the Congestion Management
37 Program required by Chapter 2.6 (commencing with Section
38 65088) of Division 1 of Title 7 or the California Coastal Act
39 (Division 20 (commencing with Section 30000) of the Public
40 Resources Code). Neither shall anything in this section be

1 construed to relieve the local agency from making one or more of
2 the findings required pursuant to Section 21081 of the Public
3 Resources Code or otherwise complying with the California
4 Environmental Quality Act (Division 13 (commencing with
5 Section 21000) of the Public Resources Code).

6 (f) ☐ Nothing in this section shall be construed to prohibit a local
7 agency from requiring the development project to comply with
8 objective, quantifiable, written development standards,
9 conditions, and policies appropriate to, and consistent with,
10 meeting the jurisdiction's share of the regional housing need
11 pursuant to Section 65584. However, the development standards,
12 conditions, and policies shall be applied to facilitate and
13 accommodate development at the density permitted on the site
14 and proposed by the development project. Nothing in this section
15 shall be construed to prohibit a local agency from imposing fees
16 and other exactions otherwise authorized by law that are essential
17 to provide necessary public services and facilities to the
18 development project.

19 (g) ☐ This section shall be applicable to charter cities because
20 the Legislature finds that the lack of housing is a critical
21 statewide problem.

22 (h) ☐ The following definitions apply for the purposes of this
23 section:

24 (1) ☐ "Feasible" means capable of being accomplished in a
25 successful manner within a reasonable period of time, taking into
26 account economic, environmental, social, and technological
27 factors.

28 (2) ☐ "Housing development project" means a use consisting of
29 either of the following:

30 (A) ☐ Residential units only.

31 (B) ☐ Mixed ☐ use developments consisting of residential and
32 nonresidential uses in which nonresidential uses are limited to
33 neighborhood commercial uses and to the first floor of buildings
34 that are two or more stories. As used in this paragraph,
35 "neighborhood commercial" means small ☐ scale general or
36 specialty stores that furnish goods and services primarily to
37 residents of the neighborhood.

38 (3) ☐ "Housing for very low, low ☐, or moderate ☐ income
39 households" means that either (A) at least 20 percent of the total
40 units shall be sold or rented to lower income households, as

1 defined in Section 50079.5 of the Health and Safety Code, or (B)
2 100 percent of the units shall be sold or rented to
3 moderate-income households as defined in Section 50093 of the
4 Health and Safety Code, or middle-income households, as
5 defined in Section 65008 of this code. Housing units targeted for
6 lower income households shall be made available at a monthly
7 housing cost that does not exceed 30 percent of 60 percent of
8 area median income with adjustments for household size made in
9 accordance with the adjustment factors on which the lower
10 income eligibility limits are based. Housing units targeted for
11 persons and families of moderate income shall be made available
12 at a monthly housing cost that does not exceed 30 percent of 100
13 percent of area median income with adjustments for household
14 size made in accordance with the adjustment factors on which the
15 moderate income eligibility limits are based.

16 (4) "Area median income" means area median income as
17 periodically established by the Department of Housing and
18 Community Development pursuant to Section 50093 of the
19 Health and Safety Code. The developer shall provide sufficient
20 legal commitments to ensure continued availability of units for
21 very low or low-income households in accordance with the
22 provisions of this subdivision for 30 years.

23 (5) "Neighborhood" means a planning area commonly
24 identified ~~as such~~ in a community's planning documents, and
25 identified as a neighborhood by the individuals residing and
26 working within the neighborhood. Documentation demonstrating
27 that the area meets the definition of neighborhood may include a
28 map prepared for planning purposes which lists the name and
29 boundaries of the neighborhood.

30 (6) "Disapprove the development project" includes any
31 instance in which a local agency does either of the following:

32 (A) "Votes on a proposed housing development project
33 application and the application is disapproved.

34 (B) "Fails to comply with the time periods specified in
35 subparagraph (B) of paragraph (1) of subdivision (a) of Section
36 65950. An extension of time pursuant to Article 5 (commencing
37 with Section 65950) shall be deemed to be an extension of time
38 pursuant to this paragraph.

39 (i) "If any city, county, or city and county denies approval or
40 imposes restrictions, including design changes, a reduction of

1 allowable densities or the percentage of a lot that may be
2 occupied by a building or structure under the applicable planning
3 and zoning in force at the time the application is deemed
4 complete pursuant to Section 65943, that have a substantial
5 adverse effect on the viability or affordability of a housing
6 development for very low, low□, or moderate□ income households,
7 and the denial of the development or the imposition of
8 restrictions on the development is the subject of a court action
9 which challenges the denial, then the burden of proof shall be on
10 the local legislative body to show that its decision is consistent
11 with the findings as described in subdivision (d) and that the
12 findings are supported by substantial evidence in the record.

13 (j)□When a proposed housing development project complies
14 with applicable, objective general plan and zoning standards and
15 criteria, including design review standards, in effect at the time
16 that the housing development project's application is determined
17 to be complete, but the local agency proposes to disapprove the
18 project or to approve it upon the condition that the project be
19 developed at a lower density, the local agency shall base its
20 decision regarding the proposed housing development project
21 upon written findings supported by substantial evidence on the
22 record that both of the following conditions exist:

23 (1)□The housing development project would have a specific,
24 adverse impact upon the public health or safety unless the project
25 is disapproved or approved upon the condition that the project be
26 developed at a lower density. As used in this paragraph, a
27 "specific, adverse impact" means a significant, quantifiable,
28 direct, and unavoidable impact, based on objective, identified
29 written public health or safety standards, policies, or conditions
30 as they existed on the date the application was deemed complete.

31 (2)□There is no feasible method to satisfactorily mitigate or
32 avoid the adverse impact identified pursuant to paragraph (1),
33 other than the disapproval of the housing development project or
34 the approval of the project upon the condition that it be
35 developed at a lower density.

36 (k)□If in any action brought to enforce the provisions of this
37 section, a court finds that the local agency disapproved a project
38 or conditioned its approval in a manner rendering it infeasible for
39 the development of housing for very low, low□, or
40 moderate□ income households, including farmworker housing,

1 without making the findings required by this section or without
2 making sufficient findings supported by substantial evidence, the
3 court shall issue an order or judgment compelling compliance
4 with this section within 60 days, including, but not limited to, an
5 order that the local agency take action on the development
6 project. The court shall retain jurisdiction to ensure that its order
7 or judgment is carried out and shall award reasonable attorney's
8 fees, ~~actual damages~~, and costs of suit to the plaintiff or
9 petitioner who proposed the housing development, except under
10 extraordinary circumstances in which the court finds that
11 awarding fees ~~or damages~~ would not further the purposes of this
12 section. If the court determines that its order or judgment has not
13 been carried out within 60 days, the court may ~~vacate the~~
14 ~~decision of the local agency and direct the local agency to issue~~
15 ~~any necessary approval or permit to the applicant. The local~~
16 ~~agency shall carry out the order of the court within 30 days of its~~
17 ~~entry and, upon failure to do so, the order of the court shall for all~~
18 ~~purposes, be deemed to be the action of the local agency, unless~~
19 ~~the applicant consents to a different decision or order by the local~~
20 ~~agency.~~ *issue further orders as provided by law to ensure that the*
21 *purposes and policies of this section are fulfilled.*

22 (f) ☐ In any action, the record of the proceedings before the local
23 agency shall be filed as expeditiously as possible and,
24 notwithstanding Section 1094.6 of the Code of Civil Procedure,
25 all or part of the record may be filed (1) by the petitioner with the
26 petition or petitioner's points and authorities, (2) by the
27 respondent with respondent's points and authorities, (3) after
28 payment of costs by the petitioner, or (4) as otherwise directed by
29 the court. If the expense of preparing the record has been borne
30 by the petitioner and the petitioner is the prevailing party, the
31 expense shall be taxable as costs.

AMENDED IN SENATE APRIL 12, 2005
AMENDED IN SENATE MARCH 29, 2005

SENATE BILL

No. 521

Introduced by Senator Torlakson

February 18, 2005

An act to amend Sections 65460.2 and 65460.4 of the Government Code, and to amend Sections 33031 and 33320.1 of, and to add Section 33032 to, the Health and Safety Code, relating to transit village plans.

LEGISLATIVE COUNSEL'S DIGEST

SB 521, as amended, Torlakson. Local planning: transit village plans.

The Transit Village Development Planning Act of 1994 authorizes a city or county to prepare a transit village plan for a transit village development district that includes all land within not more than $\frac{1}{4}$ mile of the exterior boundary of the parcel on which is located a transit station, as defined, and addresses specified characteristics, including a neighborhood centered around a transit station and a mix of housing types, including apartments, that is planned and designed, as specified, and any 5 of demonstrable public benefits that reduce traffic congestion.

The Community Redevelopment Law specifies both the physical and economic conditions that cause blight.

This bill would require a transit village plan to include a transit station and parcels at least a portion of which are within not more than ~~a~~ $\frac{1}{4}$ mile of the exterior boundary of the parcel on which the transit station is located or parcels located in an area equal to the area encompassed by a ~~one~~ $\frac{1}{4}$ mile radius from the exterior boundary of the parcel on which the station is located. The bill would require a

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city or county to allow “use by right” ~~on each parcel~~ within a transit village development district *established pursuant to a transit village plan adopted on or after January 1, 2006.*

The bill would, additionally, define an economic condition of blight for purposes of the Community Redevelopment Law to include the lack of high density development within a transit village development district and would specify requirements to be met by a local agency that relies on this condition to redevelop a project area that is also a transit village development district. ~~The bill would exempt this project area from the requirement that it be characterized as predominantly urbanized.~~

The bill would require the redevelopment agency to submit the proposed redevelopment plan ordinance to the California Infrastructure and Economic Development Bank for review and approval and would prohibit the bank from approving new project areas pursuant to these provisions after December 31, 2012. *The bill would exempt this project area from the requirement that it be characterized as predominantly urbanized if the California Infrastructure and Economic Development Bank makes a specified finding as part of its approval of the redevelopment plan ordinance.*

The bill would require the redevelopment agency to procure an independent study on compliance with these provisions and the effectiveness of the project area in fulfilling the intent and substance of the Transit Village Planning Development Act. The bill would require the study to be submitted to the Legislature and the California Infrastructure and Economic Development Bank by December 31, 2011.

Vote: ☐ majority. Appropriation: ☐ no. Fiscal committee: ☐ yes.
State ☐ mandated local program: ☐ no.

The people of the State of California do enact as follows:

- 1 SECTION 1. ☐ Section 65460.2 of the Government Code is
- 2 amended to read:
- 3 65460.2. ☐ A city or county may prepare a transit village plan
- 4 for a transit village development district that addresses the
- 5 following characteristics:
- 6 (a) ☐ A neighborhood centered around a transit station that is
- 7 planned and designed so that residents, workers, shoppers, and
- 8 others find it convenient and attractive to patronize transit.

1 (b) ☐ A mix of housing types, including apartments.

2 (c) ☐ Other land uses, including a retail district oriented to the
3 transit station and civic uses, including day care centers and
4 libraries.

5 (d) ☐ Pedestrian and bicycle access to the transit station, with
6 attractively designed and landscaped pathways.

7 (e) ☐ A transit system that should encourage and facilitate
8 intermodal service, and access by modes other than single
9 occupant vehicles.

10 (f) ☐ Demonstrable public benefits beyond the increase in transit
11 usage, including any five of the following:

12 (1) ☐ Relief of traffic congestion.

13 (2) ☐ Improved air quality.

14 (3) ☐ Increased transit revenue yields.

15 (4) ☐ Increased stock of affordable housing.

16 (5) ☐ Redevelopment of depressed and marginal inner-city
17 neighborhoods.

18 (6) ☐ Live-work travel options for transit-needy groups.

19 (7) ☐ Promotion of infill development and preservation of
20 natural resources.

21 (8) ☐ Promotion of a safe, attractive, pedestrian-friendly
22 environment around transit stations.

23 (9) ☐ Reduction of the need for additional travel by providing for
24 the sale of goods and services at transit stations.

25 (10) ☐ Promotion of job opportunities.

26 (11) ☐ Improved cost-effectiveness through the use of the
27 existing infrastructure.

28 (12) ☐ Increased sales and property tax revenue.

29 (13) ☐ Reduction in energy consumption.

30 (g) ☐ Sites where a density bonus of at least 25 percent may be
31 granted pursuant to specified performance standards.

32 (h) ☐ Other provisions that may be necessary, based on the
33 report prepared pursuant to subdivision (b) of former Section
34 14045, as enacted by Section 3 of Chapter 1304 of the Statutes of
35 1990.

36 ~~(i) ☐ Within the transit village development district, the city or~~
37 ~~county shall allow "use by right" on each parcel, as defined in~~
38 ~~subdivision (i) of Section 65583.2.~~

39 *(i) Within a transit village development district established*
40 *pursuant to a transit village plan adopted on or after January 1,*

1 2006, the city and county shall allow “use by right,” as defined
2 in subdivision (i) of Section 65583.2, for multifamily residential
3 uses on each parcel designated for multifamily residential
4 development.

5 SEC. 2. Section 65460.4 of the Government Code is amended
6 to read:

7 65460.4. A transit village development district shall include a
8 transit station and either of the following:

9 (a) Any contiguous or noncontiguous parcels, at least a portion
10 of which is located within one-quarter mile of the exterior
11 boundary of the parcel on which the station is located.

12 (b) Any contiguous parcels located in an area equal to the area
13 encompassed by a one-quarter-mile radius from the exterior
14 boundary of the parcel on which the station is located.

15 SEC. 3. Section 33031 of the Health and Safety Code is
16 amended to read:

17 33031. (a) This subdivision describes physical conditions
18 that cause blight:

19 (1) Buildings in which it is unsafe or unhealthy for persons to
20 live or work. These conditions can be caused by serious building
21 code violations, dilapidation and deterioration, defective design
22 or physical construction, faulty or inadequate utilities, or other
23 similar factors.

24 (2) Factors that prevent or substantially hinder the
25 economically viable use or capacity of buildings or lots. This
26 condition can be caused by a substandard design, inadequate size
27 given present standards and market conditions, lack of parking,
28 or other similar factors.

29 (3) Adjacent or nearby uses that are incompatible with each
30 other and which prevent the economic development of those
31 parcels or other portions of the project area.

32 (4) The existence of subdivided lots of irregular form and
33 shape and inadequate size for proper usefulness and development
34 that are in multiple ownership.

35 (b) This subdivision describes economic conditions that cause
36 blight:

37 (1) Depreciated or stagnant property values or impaired
38 investments, including, but not necessarily limited to, those
39 properties containing hazardous wastes that require the use of

1 agency authority as specified in Article 12.5 (commencing with
2 Section 33459).

3 (2) ☐ Abnormally high business vacancies, abnormally low lease
4 rates, high turnover rates, abandoned buildings, or excessive
5 vacant lots within an area developed for urban use and served by
6 utilities.

7 (3) ☐ Lack of necessary commercial facilities that are normally
8 found in neighborhoods, including grocery stores, drug stores,
9 and banks and other lending institutions.

10 (4) ☐ Residential overcrowding or an excess of bars, liquor
11 stores, or other businesses that cater exclusively to adults, that
12 has led to problems of public safety and welfare.

13 (5) ☐ A high crime rate that constitutes a serious threat to the
14 public safety and welfare.

15 (6) ☐ Lack of high density development within a transit village
16 development district adopted pursuant to Article 8.5
17 (commencing with Section 65460) of Chapter 3 of Title 1 of
18 Division 7 of the Government Code.

19 SEC. 4. ☐ Section 33032 is added to the Health and Safety
20 Code, to read:

21 33032. ☐ If an agency seeks pursuant to subdivision (b) of
22 Section 33031 to demonstrate the economic conditions that cause
23 blight by relying on the lack of high density development within
24 a transit village development district pursuant to paragraph (6) of
25 that subdivision, all of the following requirements shall be met:

26 (a) ☐ The project area shall include a rail transit service provided
27 by one of the following agencies:

28 (1) ☐ Caltrain, as defined in Section 99602 of the Public Utilities
29 Code.

30 (2) ☐ Capitol Corridor Joint Powers Authority.

31 (3) ☐ Los Angeles County Metropolitan Transit District.

32 (4) ☐ North San Diego County Transit District.

33 (5) ☐ San Diego Metropolitan Transit Development Board and
34 its subsidiaries.

35 (6) ☐ Sacramento Regional Transit District.

36 (7) ☐ San Francisco Bay Area Rapid Transit District.

37 (8) ☐ San Francisco Municipal Railway.

38 (9) ☐ San Joaquin Regional Rail Commission.

39 (10) ☐ Santa Clara Valley Transportation Agency.

40 (11) ☐ Southern California Regional Rail Authority.

1 (b) The project area shall include a rail transit station and
2 either of the following:

3 (1) Any contiguous or noncontiguous parcels, at least a portion
4 of which are located within one-quarter mile of the exterior
5 boundary of the parcel on which the station is located.

6 (2) Any contiguous parcels located in an area equal to the area
7 encompassed by a one-quarter-mile radius from the exterior
8 boundary of the parcel on which the station is located.

9 (c) The community shall adopt a transit village plan pursuant
10 to the Transit Village Development Planning Act of 1994, Article
11 8.5 (commencing with Section 65460) of Chapter 3 of Division 1
12 of Title 7 of the Government Code, that covers the same area,
13 and the transit village plan shall permit a significantly higher
14 density of development than the development that currently
15 exists in the area.

16 (d) Notwithstanding any other section, *if the California*
17 *Infrastructure and Economic Development Bank finds, as part of*
18 *its approval pursuant to subdivision (f), that the property within*
19 *the transit village development district cannot reasonably be*
20 *expected to be developed for the uses and at the densities*
21 *established by the transit village plan by private enterprise or*
22 *government action, or both, without redevelopment,* a project
23 area subject to this section is not required to be characterized as
24 predominantly urbanized, as that term is defined in subdivision
25 (b) of Section 33320.1.

26 (e) The regional transit provider that operates the rail transit
27 station shall adopt a resolution approving the proposed project
28 area.

29 (f) (1) The agency shall submit the proposed ordinance to the
30 California Infrastructure and Economic Development Bank for
31 review and approval. The bank may circulate the proposed
32 ordinance to other state agencies, including, but not limited to,
33 the Department of Finance, the Department of Housing and
34 Community Development, and the Office of Planning and
35 Research, and solicit their comments and recommendations.
36 After considering the comments and recommendations of other
37 state agencies, the bank shall take one of the following actions:

38 (A) Approve the proposed redevelopment plan if the bank
39 makes a finding, based on substantial evidence in the record, that
40 the proposed redevelopment plan is consistent with both the

1 requirements of this section, Section 33030, and with the state
2 planning priorities in Section 65041.1 of the Government Code.

3 (B) ☐ Return the proposed redevelopment plan to the agency
4 with specific recommendations for changes that would allow the
5 bank to approve the plan.

6 (2) ☐ The bank shall have 30 days from the receipt of the
7 proposed redevelopment plan to act pursuant to paragraph (1). If
8 the bank does not act within 30 days, the proposed
9 redevelopment plan shall be deemed approved.

10 (3) ☐ The bank shall not approve any new project area pursuant
11 to this section after December 31, 2012.

12 ~~(g) ☐ The agency may not utilize paragraph (1) of subdivision~~
13 ~~(g) of Section 33334.1 with regard to the project area.~~

14 (g) (1) *The agency shall expend, within the project area, all*
15 *funds that are derived from the project area and deposited in the*
16 *Low and Moderate Income Housing Fund.*

17 (2) *The agency shall meet any replacement housing obligation*
18 *pursuant to Section 33413 within the project area.*

19 (h) ☐ ~~For the purposes of pooling housing funds pursuant to~~
20 ~~Section 33334.25, the agency may act as a "receiving entity" but~~
21 ~~may only transfer housing funds from the project area with the~~
22 ~~approval of the board of directors of the regional transit provider~~
23 ~~upon certification that the pooled funds will be used in another~~
24 ~~project area created pursuant to this section that includes a rail~~
25 ~~transit station operated by the same regional transit provider.~~

26 (i) ☐ The agency shall procure an independent study to
27 document compliance with this section and the effectiveness of
28 the project area in fulfilling the intent and substance of the
29 Transit Village Planning Development Act. Notwithstanding
30 Section 7550.5 of the Government Code, the study shall be
31 presented to the Legislature and the California Infrastructure and
32 Economic Development Bank by December 31, 2011.

33 SEC. 5. ☐ Section 33320.1 of the Health and Safety Code is
34 amended to read:

35 33320.1. ☐ (a) ☐ "Project area" means, except as provided in
36 Section 33032, 33320.2, 33320.3, 33320.4, or 33492.3, a
37 predominantly urbanized area of a community which is a
38 blighted area, the redevelopment of which is necessary to
39 effectuate the public purposes declared in this part, and which is
40 selected by the planning commission pursuant to Section 33322.

1 (b) ~~As~~ used in this section, “predominantly urbanized” means
2 that not less than 80 percent of the land in the project area:

3 (1) ~~Has~~ been or is developed for urban uses; or

4 (2) ~~Is~~ characterized by the condition described in paragraph
5 (4) of subdivision (a) of Section 33031; or

6 (3) ~~Is~~ an integral part of one or more areas developed for urban
7 uses which are surrounded or substantially surrounded by parcels
8 which have been or are developed for urban uses. Parcels
9 separated by only an improved right ~~of~~ way shall be deemed
10 adjacent for the purpose of this subdivision.

11 (c) ~~For~~ the purposes of this section, a parcel of property as
12 shown on the official maps of the county assessor is developed if
13 that parcel is developed in a manner which is either consistent
14 with zoning or is otherwise permitted under law.

15 (d) ~~The~~ requirement that a project be predominantly urbanized
16 shall apply only to a project area for which a final redevelopment
17 plan is adopted on or after January 1, 1984, or to an area which is
18 added to a project area by an amendment to a redevelopment
19 plan, which amendment is adopted on or after January 1, 1984.

AMENDED IN SENATE FEBRUARY 23, 2005

SENATE BILL

No. 44

Introduced by Senator Kehoe

January 4, 2005

An act to amend Section 65302.1 of the Government Code, relating to general plans.

LEGISLATIVE COUNSEL'S DIGEST

SB 44, as amended, Kehoe. General plans: air quality element.

Existing law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries that bears relation to its planning. The law requires the plan to include a specified land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, and other categories of public and private uses of land. Existing law specifically requires the legislative body of each city and county within the jurisdictional boundaries of the San Joaquin Valley Air Pollution Control District to amend appropriate elements of its general plan to include specified information to improve air quality.

This bill would make ~~a legislative findings and declarations regarding finding that air pollution problems is a serious problem~~ in this state. The bill additionally would require the legislative body of each city and county, ~~other than including~~ those in the San Joaquin Valley Air Pollution Control District, to amend the appropriate elements of its general plan to include data and analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality no later than one year from the date specified for the next revision of its housing element.

The bill would also require each city and county, at least 45 days prior to the adoption of ~~an~~ air quality ~~amendments to element or the~~ amendment of a general plan, to send a copy of the draft document to the air quality management district or air pollution control district in which it is located for review and comment, as specified. By increasing the duties of local public officials, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. Section 65302.1 of the Government Code is
2 amended to read:

3 65302.1. (a) The Legislature finds and declares ~~all of the~~
4 ~~following:~~

5 ~~(1) that California has a serious air pollution problem that will~~
6 ~~take is the result of many factors, including pollution from both~~
7 ~~mobile and stationary sources. Solving this problem requires the~~
8 ~~cooperation of land use and transportation planning agencies,~~
9 ~~transit operators, the business and development community,~~
10 ~~communities, air quality management districts, air pollution~~
11 ~~control districts, and the public to solve.~~

12 ~~(2) The solution to the problem requires changes in the way~~
13 ~~we have traditionally built our communities and constructed the~~
14 ~~transportation systems. It involves a fundamental shift in~~
15 ~~priorities from emphasis on mobility for the occupants of private~~
16 ~~automobiles to a multimodal system that more efficiently uses~~
17 ~~scarce resources. It requires a change in attitude from the public~~
18 ~~to support development patterns and transportation systems~~
19 ~~different from the status quo.~~

20 ~~(3) Air quality guidelines are recommended strategies that do,~~
21 ~~when it is feasible, all of the following:~~

1 ~~(A) Determine and mitigate project level and cumulative air~~
2 ~~quality impacts under the California Environmental Quality Act~~
3 ~~(CEQA) (Division 13 (commencing with Section 21000) of the~~
4 ~~Public Resources Code).~~

5 ~~(B) Integrate land use plans, transportation plans, and air~~
6 ~~quality plans.~~

7 ~~(C) Plan land uses in ways that support a multimodal~~
8 ~~transportation system.~~

9 ~~(D) Local action to support programs that reduce congestion~~
10 ~~and vehicle trips.~~

11 ~~(E) Plan land uses to minimize exposure to toxic air pollutant~~
12 ~~emissions from industrial and other sources.~~

13 ~~(F) Reduce particulate matter emissions from sources under~~
14 ~~local jurisdiction.~~

15 ~~(G) Support district and public utility programs to reduce~~
16 ~~emissions from energy consumption and area sources.~~

17 ~~(4) The benefits of including air quality concerns within local~~
18 ~~general plans include, but are not limited to, all of the following:~~

19 ~~(A) Lower infrastructure costs.~~

20 ~~(B) Lower public service costs.~~

21 ~~(C) More efficient transit service.~~

22 ~~(D) Lower costs for comprehensive planning.~~

23 ~~(E) Streamlining of the permit process.~~

24 ~~(F) Improved mobility for the elderly and children.~~

25 (b) The legislative body of each city and county shall *either*
26 *adopt an air quality element as part of its general plan or* amend
27 the appropriate elements of its general plan, which may include,
28 but are not limited to, the required elements dealing with land
29 use, circulation, housing, conservation, and open space, to
30 include data and ~~analysis~~, *analyses*, goals, policies, and
31 objectives, and feasible implementation strategies to improve air
32 quality.

33 (c) The adoption of ~~air quality amendments to an air quality~~
34 ~~element or the amendment of~~ a general plan to comply with the
35 requirements of subdivision ~~(d)~~ (b) shall include all of the
36 following:

37 (1) A report describing local air quality conditions including
38 air quality monitoring data, emission inventories, lists of
39 significant source categories, attainment status and designations,
40 and applicable state and federal air quality plans and

1 transportation plans. *This report shall include a summary of*
2 *local, district, state, and federal policies, programs, and*
3 *regulations that may improve air quality in the city or county.*

4 ~~(2) A summary of local, district, state, and federal policies,~~
5 ~~programs, and regulations that may improve air quality in the city~~
6 ~~or county.~~

7 ~~(3)~~

8 (2) A comprehensive set of goals, policies, and objectives that
9 ~~may improve air quality consistent with the strategies listed in~~
10 ~~paragraph (3) of subdivision (a).~~ *may improve air quality.*

11 ~~(4)~~

12 (3) A set of feasible implementation measures designed to
13 carry out those goals, policies, and objectives.

14 (d) At least 45 days prior to the adoption of ~~air quality~~
15 ~~amendments to an air quality element or the amendment of a~~
16 general plan pursuant to this section, each city and county shall
17 send a copy of its draft document to the air quality management
18 district or air pollution control district in which the city or county
19 is located. The district may review the draft *elements or draft*
20 amendments to determine whether they may improve air quality
21 consistent with the strategies listed in paragraph (3) of
22 subdivision (a). Within 30 days of receiving the draft *elements or*
23 *draft* amendments, the district shall send any comments and
24 advice to the city or county. The legislative body of the city or
25 county shall consider the district's comments and advice prior to
26 the final adoption of air quality amendments to the general plan.
27 If the district's comments and advice are not available by the
28 time scheduled for the final adoption of ~~air quality~~ *the air quality*
29 *element or* amendments to the general plan, the legislative body
30 of the city or county may act without them. The district's
31 comments shall be advisory to the city or county.

32 (e) (1) The legislative body of each city and county within the
33 jurisdictional boundaries of the San Joaquin Valley Air Pollution
34 Control District shall comply with this section no later than one
35 year from the date specified in Section 65588 for the next
36 revision of its housing element that occurs after January 1, 2004.

37 (2) The legislative bodies of all other cities and counties shall
38 comply with this section no later than one year from the date
39 specified in Section 65588 for the next revision of its housing
40 element that occurs after January 1, 2006.

1 *SEC. 2. Nothing in this act shall be interpreted to expand the*
2 *application of the California Environmental Quality Act*
3 *(Division 13 (commencing with Section 21000) of the Public*
4 *Resources Code), the existing authorities of the affected local*
5 *governments, or any air quality management district or air*
6 *pollution control district.*

7 ~~SEC. 2.—~~

8 *SEC. 3. The Legislature finds and declares that Sections*
9 *65104 and 66014 of the Government Code provide local agencies*
10 *with authority to levy fees sufficient to pay for the program or*
11 *level of service mandated by this act.*

12 ~~SEC. 3.—~~

13 *SEC. 4. No reimbursement is required by this act pursuant to*
14 *Section 6 of Article XIII B of the California Constitution because*
15 *a local agency or school district has the authority to levy service*
16 *charges, fees, or assessments sufficient to pay for the program or*
17 *level of service mandated by this act, within the meaning of*
18 *Section 17556 of the Government Code.*

MEMO

DATE: May 5, 2005

TO: Community, Economic & Human Development Committee

FROM: Mark Butala, Senior Regional Planner, 213-236-1945, butala@scag.ca.gov

SUBJECT: Compass Partnership

SUMMARY:

In June 2004, The Regional Council approved the creation of a new Compass Task Force to guide the implementation of the Compass program.

The Compass Partnership will be established with representatives from the private and public sectors to serve as an extension of the Compass program into local communities. Its goals are as follows:

1. Stimulate the 2% Strategy Implementation, Monitoring & Consensus Building activities.
2. Mobilize private and non-profit interests to increase awareness and promote the Compass Regional Vision using their existing networks.
3. Advise SCAG as a regional agency on potential opportunities for SCAG to assume a leadership role for Compass and other activities.
4. Assist in interacting with state and federal officials and agencies for policy development and legislative opportunities

BACKGROUND:

Compass Partnership

Compass, with its bottom-up growth visioning process, has ushered a new level of coordination and integrated planning in the Southland. In implementing the Compass Vision, SCAG has a great opportunity to further enhance relationships with not only the many local governments and other public agencies, but also with the private sector, including business leaders, professional organizations, educational institutions, and many others. Coordination and integration is vital to the successful realization of the goals and strategies outlined in the vision, and to the long-term success of SCAG and its partners.

What is *Compass Partnership* and what does it do?

Compass Partnership is a new SCAG initiative dedicated to working with the private sector on issues affecting the mobility and prosperity of all residents, livability for all communities, and the sustainability of the SCAG region.

The program aims to work with the private sector in the development of:

- **Innovative ways to implement land use and transportation projects.** The Compass Growth Vision demonstrated the significant benefits of an integrated approach to land use and transportation projects. Additionally, throughout the region, many new developments are taking advantage of key new transit infrastructure to provide housing, employment and retail opportunities in underdeveloped areas, providing the efficient use of existing infrastructure resources while creating livable communities.

MEMO

- **Incentive-based approaches to planning.** Regulation, while needed in many instances, in others in can act as an obstacle to creative solutions. SCAG is working to implement the Compass Vision in large part by providing incentives for its partners as well as the private sector to invest resources in strategic areas that bring the most benefits to the region.
- **Innovative finance mechanisms.** Developing innovative ways to finance transit supportive and other infill projects within Compass 2% Opportunity Areas is a critical component of a successful implementation strategy. The program will rely on identifying ways to attract private investment through new or revamped funding strategies and public sector regulations supportive of local market conditions.
- **Opportunities for public-private partnerships.** Solutions to complex regional problems often require that the private and public sectors team up in creative partnerships that result in mutually beneficial outcomes. Many of the most exciting new developments in the region have benefited from some type of cooperation between these two sectors.
- **Policies and legislative directives that bring prosperity to the region.** Policies need to be responsive to the needs and requirements of the business sector. Working together, SCAG and business leaders can devise policies that utilize the power of the market and input from the private sector to solve problems facing the region.
- **Avenues for effective communication.** SCAG understands that “magical” things can happen when different sectors of society sit around a table to discuss common problems and share information. SCAG aims to develop a diverse set of formats for business leaders to freely discuss issues important to the private sector as well as develop *Compass Partnership* into the avenue of choice for the acquisition of regional information.

Why is *Compass Partnership* important to the private sector?

The Southern California region is the second largest metropolis in the country, and one of its most diverse. While it contains one of the world’s most dynamic economies, it is also holder of some less fortunate traits, such as being the most congested region in the country and a national leader for air pollution. The latest Census also revealed that the region has the highest percentage of people living in poverty of all the major metropolitan regions in the country.

The region is challenged by both a high population growth rate and substantial physical constraints. The same reasons that make the region so appealing (beaches, mountains) create limiting barriers to physical growth. Nonetheless the region will grow significantly over the next 30 years, bringing daunting challenges.

Increasingly, regional challenges are complex, with causes and solutions intertwined across political authorities, jurisdictions and all sectors of society. Cooperation and coordination on a much wider scale than has been practiced in the past is required to address this complexity.

Regional Issues Affect the Regional Economy

Some of the most important issues facing the region deeply affect the private sector. They include:

- **Congestion.** Between 1990 and 2000, the number of vehicle miles of travel per person almost doubled, despite growth having slowed down considerably. This led to the increase in the average commute time from 26 to 29 minutes, remaining considerably higher than both the state and national averages. If current projections continue, daily vehicle hours of delay will more than double from 1.6 million to 3.6 million in 2030. This will result in billions of additional dollars lost in time spent stuck in traffic.

MEMO

- **Air pollution.** Despite significant air quality improvements in the region in the last 30 years, the Southern California region is still, and will continue to be, challenged with air pollution. Maximum pollutant concentrations still exceed the federal standards for ozone, carbon monoxide and particulate matter. Pollution abatement programs are very costly to industry and can be proved useless unless all sectors of society work together to create a long-term strategy to solve the problem of air pollution.
- **Workforce housing.** The cost of living has soared throughout the region, causing an affordability crisis for low-income households and increasingly for middle-income families seeking single-family homes. This is especially true in the coastal and jobs-rich areas of the region. The supply of affordable, quality housing is a key component to attract and maintain a healthy workforce in the region.
- **Freight mobility.** Truck access directly to the ports contributes to severe congestion on the freeway system and to poor air quality in the region. Additionally, the region is experiencing increasingly larger volumes of rail and truck freight. The surface road network plays a significant role in distributing freight destined for local markets. Delays in product delivery and additional distance traveled pose heavy costs to the regional economy.
- **Livable communities.** Population growth continues to threaten our valuable environmental assets. Today, some hillsides not long ago considered too steep for development are now sprouting houses. Some areas of the region provide few opportunities for experiencing the outdoors. A livable region is what attracted millions of workers and families to the region in the first place. It is now more important than ever, to effectively compete in the new global economy, that the region maintain and enhance its significant environmental amenities.

Organization Structure

Compass Partnership will be led by a commission that would act semi-independently of SCAG. This commission would be made of representatives from the private and public sectors, including SCAG members.

The mission of the commission would be to find ways to tackle the most important problems facing the region through a variety of tools. The commission would define programs that meet the demands of the business community, are supportive of SCAG goals, lead to short-term successes, strengthen partnerships, and lead to long-term solutions through a combination of legislation, incentive programs, partnerships and cooperation.

Task Force membership will consist of SCAG presidential appointees with the assistance of elected officials and SCAG staff. Membership will be solicited in part through the personal outreach of the Executive Director. Membership will include both elected and non-elected community leaders. These may include representatives in the fields of government, business, finance, economics, real estate and development, planning, education, community advocacy, among others.

The Task Force will be convened as prospects, progress and issues dictate rather than on a pre-determined regular basis (e.g. monthly). Meeting location could rotate to venues throughout the SCAG region.

MEMO

DATE: April 14, 2005

TO: Community, Economic and Human Development Committee

FROM: Frank Wen, Senior Economist and Acting Leading Regional Planner, wen@scag.ca.gov, 213-236-1854

SUBJECT: Status Report re: 2007 RTP Growth Forecast: Recent Trends in Population and Employment and Implications for 2007 RTP Growth Forecast

SUMMARY AND BACKGROUND:

Community, Economic and Human Development Committee directed staff to proceed with the 2007 RTP growth forecast update process on February 3, 2005. Consistent with the timelines and tasks specified in the forecasting process flow chart, Community Development and Forecasting staff, with tremendous help from subregions, cities, and subregion coordinators, are undertaking the following three tasks concurrently.

1. Conduct survey of local jurisdictions regarding recent changes in general plan and developments that could affect the long term growth patterns envisioned in the 2004 RTP/Growth Vision policy forecast.
2. Review 2003 base year small area distribution of employment, population, and household.
3. Review recent trends in population, employment and household growth and assess their implications for 2007 RTP growth forecast.

This memo and accompanying presentation are focused on evaluating recent evidences regarding employment, population, and household growth at U.S., State, and regional levels, and assessing their implications on the 2007 RTP growth forecast update, with respect to the previously adopted 2004 RTP growth forecast. These recently available statistics include:

- State Employment Development Department (EDD), Labor Market Information Division's (LMID) March 2004 Benchmark revisions of county level employment statistics, released in March 2005.
- New U.S. employment projections between 2002 and 2012 provided by the Bureau of Labor Statistics (BLS), Department of Labor, released in February 2004.
- California population estimates and components of changes at county level for July 2004 by State Department of Finance (DOF), released in February 2005.
- The "*Interim Projections of the U.S. Population by Age, Sex, Race, and Hispanic Origin*," released by U.S. Census Bureau in March 2004.
- "*Population Projections by Race/Ethnicity for California and its Counties 2000-2050*" by California Department of Finance in May 2004.

Community Development and Forecasting staff analyzed and evaluated these newly released statistics/information, the findings and their implications are summarized as following:

MEMO

On the Job Front:

- o 2004 RTP employment growth forecast understated actual SCAG region employment level in 2004 by 35,000 jobs, less than 0.5% of total regional jobs in 2004, or about 3% of projected total job growth between 2003 and 2010.
- o The new BLS projection for U.S. job growth between 2002 and 2012 overstated the national job level by 3.15 million in 2004.
- o Because SCAG region total jobs will be derived by applying its share (5.34% projected in 2012) of U.S. job on the adjusted U.S. total job projection, equivalent amount –5.34%—of projection error at U.S. level, or 168,200 jobs, could be reflected in the forthcoming regional job projection adjustment.
- o Globalization and outsourcing of U.S. jobs is expected to continue to depress U.S. and SCAG region job growth in the near future

On the Population Front:

- o Net domestic migration (2000-2004) is more than projected, could lead to either flat or upward adjustment
- o Fertility rates (2000-2004) decline faster than projected, could lead to downward adjustment
- o Mortality rates (2000-2004) decline faster than projected, could also lead to downward adjustment
- o International Migration share of the U.S. (2000-2004) higher than projected, could lead to upward adjustment

On the Household and Housing Front:

- o Housing construction activities have been strong recently, but population growth has been even stronger.
- o SCAG Region persons per household in 2004 are more than projected.
- o Headship Rates: downward adjustment and could lead to downward adjustment of households.

The next two major milestones of the 2007 RTP Growth Forecast Process are:

- May 2005: Draft 2007 RTP Growth Forecast Update of no-project forecast at region and county level.
- October 2005: Draft 2007 RTP Growth Forecast Update of no-project forecast at City/Small Area level.

Progress of 2007 RTP Growth Forecast Update:

Recent Trends in Employment, Population and
Households: Implications for 2007 RTP Growth
Forecast

Frank Wen
Senior Economist and Acting Lead Regional Planner

Community Development Division
Southern California Association of Governments

**Progress of 2007 RTP Growth
Forecast Update**

- Feb 2005 CEHD directed staff to proceed with the 2007 RTP growth forecast update process
- March 4, sent out 2003 base year population and household for local review
- March 10, sent out survey letter
- April 6, sent out 2003 base year employment based on 2000 CTPP distribution
- Concurrently evaluating recently released statistics on employment, population and household, assessing their implications

SCAG Employment Trend

Two newly available statistics

- EDD 2004 Benchmark Revisions.
- Department of Labor, Bureau of Labor Statistics projection of U.S. employment up to 2012.

EDD March 2004 Benchmark

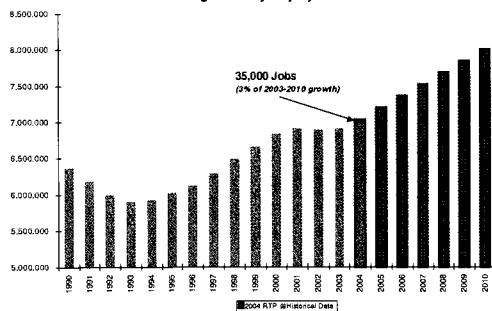
- California Employment Development Department (EDD) revises wage & salary employment estimates according to detailed tax records. Tax record data are used through March of previous year; therefore, the revision is referred to as the March Benchmark.
- On March 4, 2005, EDD released March 2004 Benchmark data

SCAG Region/Counties Jobs Growth 2000-2004

	2000	2004	2000-2004		2004 Share
			Change	%	
Imperial	51	52	1	2.0%	1%
Los Angeles	4,080	4,000	-81	-2.0%	57%
Orange	1,396	1,467	71	5.1%	21%
Riverside	467	555	88	18.9%	8%
San Bernardino	544	614	70	12.9%	9%
Ventura	294	306	11	3.8%	4%
SCAG	6,832	6,993	161	2.4%	100%

* unit: (jobs x 1,000)
* EDD wage & Salary jobs

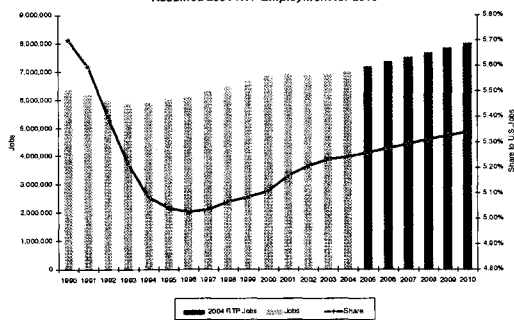
Updated Employment vs. 2004 RTP Projection - wage & salary employment



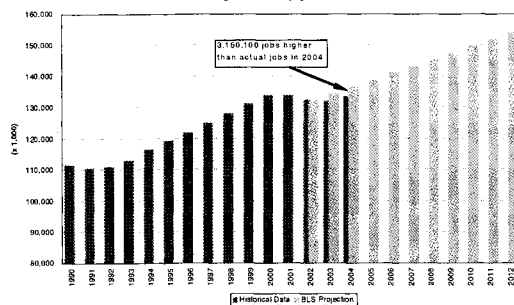
BLS 2012 Employment Projection

- On February 2004, US Bureau of Labor Statistics (BLS) released job projections for 2002-2012.
- The share of SCAG employment to the U.S. was 5.24% in 2004
- Based on 2004 RTP projection, 2010 SCAG employment is 5.34% of U.S. total

SCAG Region Wage & Salary Jobs 1990-2010
- Assumed 2004 RTP Employment for 2010



U.S. Employment Projection
- wage & salary jobs



Employment Trends: Findings

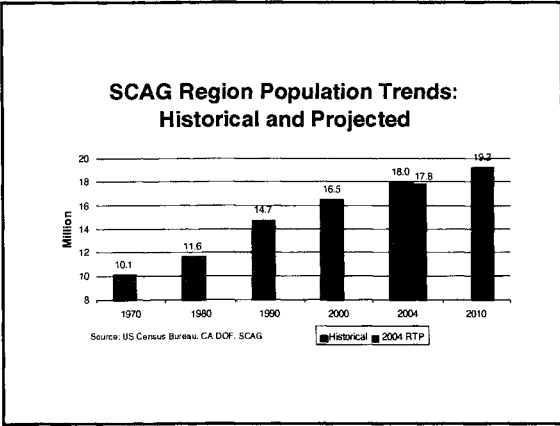
- Current projection was 35,000 jobs lower than actual employment level in 2004
- U.S. job projection by BLS was over 3.1 million higher than actual nation job level in 2004
- Globalization and outsourcing of U.S. jobs is expected to continue to depress U.S. and SCAG region job growth in the near future
- These all could lead to downward adjustment of 2004 RTP employment projection

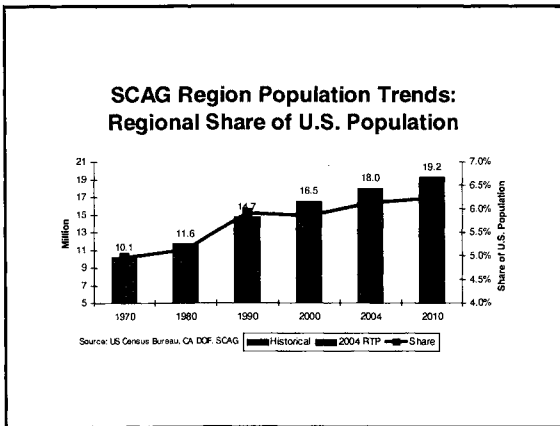
Recent Trends and Demographic Assumptions

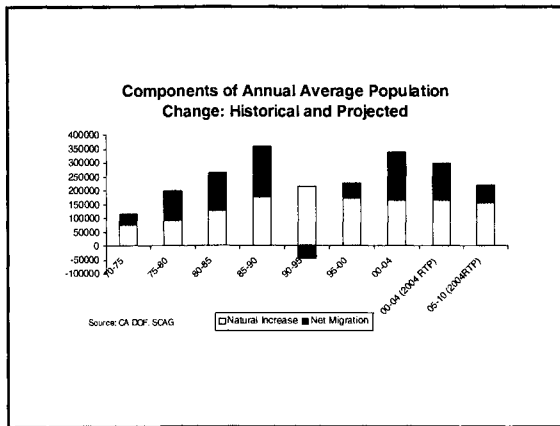
- Recent population, household, and housing estimates from DOF are available for July 2004.
- U.S. Census Bureau released "*Interim Projections of the U.S. Population by Age, Sex, Race, and Hispanic Origin*" in March 2004.
- California Department of Finance released "*Population Projections by Race/Ethnicity for California and its Counties 2000-2050*" in May 2004.

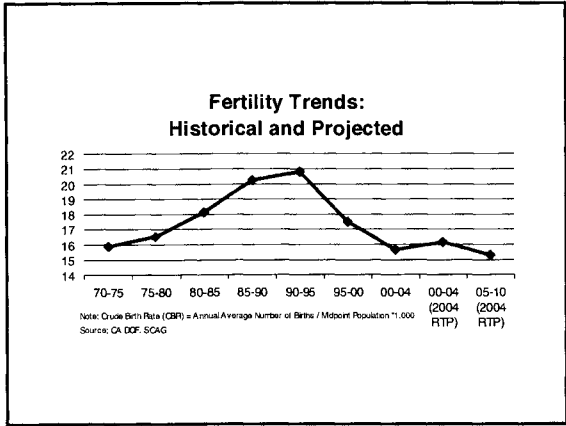
Population Projection Methodology

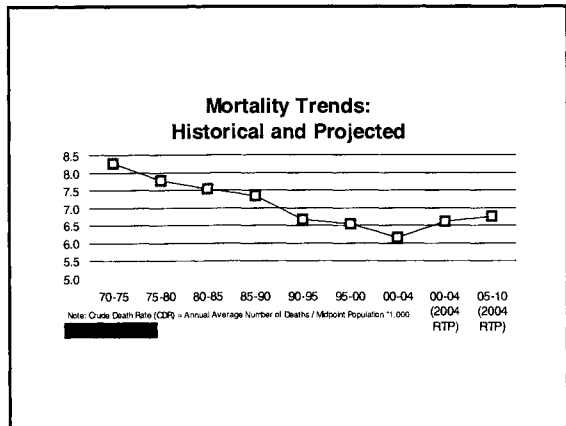
- Population Projection = f (births, deaths, migration, employment projection)
 - Births = f (regional trends, U.S. fertility assumption)
 - Deaths = f (regional trends, U.S. mortality assumption)
 - Migration = f (regional trends, regional employment projection, U.S. migration assumption)

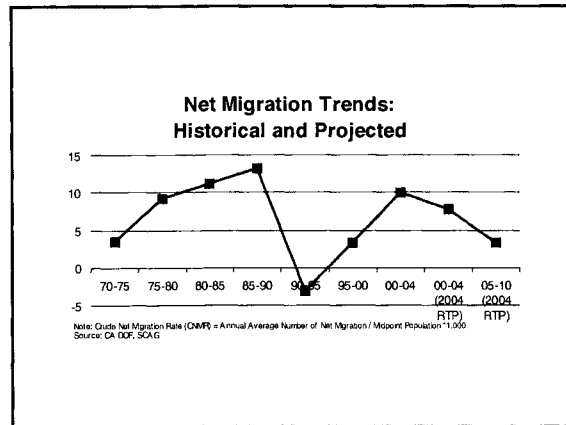


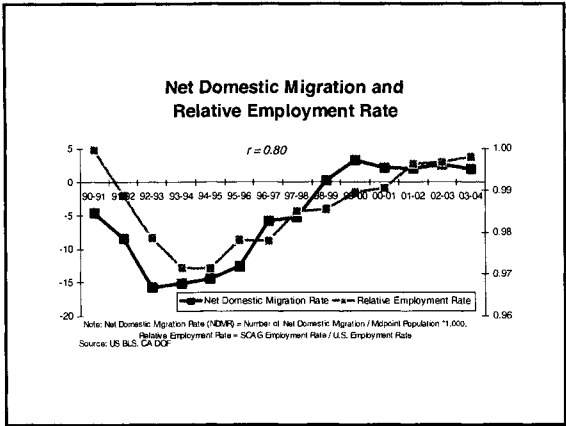


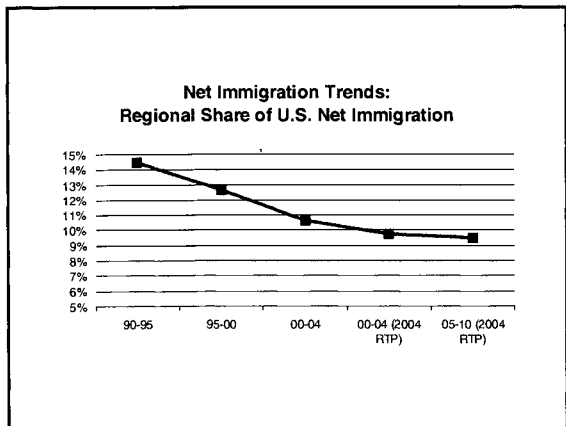












- ### Population Trends: Findings
- Net domestic migration (2000-2004) is more than projected.
 - Fertility rates (2000-2004) decline faster than projected.
 - Mortality rates (2000-2004) decline faster than projected.
 - Net Immigration share of the U.S. (2000-2004), higher than projected

Implications for SCAG Regional Demographic Assumptions Update

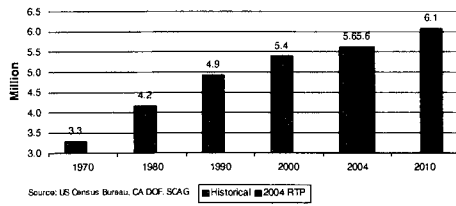
- Fertility: downward adjustment
- Mortality: downward adjustment
- Domestic Migration: to be determined.
- International Migration: upward adjustment

Household and Housing Trends

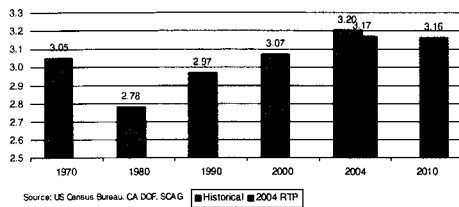
Methodology and Assumptions

- Headship Rate Method
 - Headship Rate = (household head / population)
for age, gender, and race/ethnicity
- 2003 Headship Rates by Age, Gender, and
Race/Ethnicity remain constant during the projection
horizon.

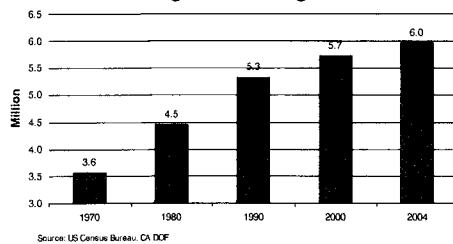
SCAG Region Household Trends: Historical and Projected



SCAG Region Persons Per Household: Historical and Projected



SCAG Region Housing Trends



**Implications for Regional
Household Projection**

- SCAG Region persons per household in 2004 are more than projected.
- Housing construction activities have been strong recently, but population growth growth have been more robust
- Headship Rates: downward adjustment.
